

CITY OF YORKTON
REGULAR COUNCIL MEETING AGENDA
Monday, March 18, 2024 - 5:00 p.m.
Council Chambers, City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **PUBLIC ACKNOWLEDGEMENTS**
4. **APPROVAL OF MINUTES**
 - Regular Council Meeting Minutes – February 26, 2024
5. **UNFINISHED BUSINESS**
6. **REPORTS OF COUNCIL COMMITTEES AND MATTERS REFERRED**
 - Development Appeals Board Meeting Minutes – October 12, 2023
 - Protective Services Committee Meeting Minutes – November 14, 2023
 - Environmental Committee Meeting Minutes – January 23, 2024
7. **HEARING OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**
 - Presentation – Western Development Museum – 75th Anniversary
 - Presentation – Terry Kashuba re: ‘The City’s & Council’s Liability in the Issue of TA Foods Myrtle Processing Plant’
 - Public Hearing – Proposed Bylaw No. 2/2024 – Building Bylaw to establish procedures for the issuance and enforcement of building permits and provide for fees thereof
 - Public Hearing – Bylaw No. 3/2024 - Amendment to Zoning Bylaw No. 14/2003 – Rezone 72 Broadway St. W. from C-1 City Centre Commercial to CMI-1 Commercial Industrial Transitional
8. **BUSINESS ARISING OUT OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**
 - Director of Planning, Building & Development/Acting City Manager
 - Proposed Bylaw No. 2/2024 – Building Bylaw to establish procedures for the issuance and enforcement of building permits and provide for fees thereof [2nd and 3rd Readings]
 - Land Use Planner
 - Proposed Bylaw No. 3/2024 - Amendment to Zoning Bylaw No. 14/2003 – Rezone 72 Broadway St. W. from C-1 City Centre Commercial to CMI-1 Commercial Industrial Transitional [2nd and 3rd Readings]
9. **CORRESPONDENCE**
10. **BYLAWS**
11. **ADMINISTRATIVE REPORTS**
 - Manager of Community, Culture and Heritage
 - International Day for the Elimination of Racial Discrimination
 - Director of Finance
 - Municipal Gas Tax – 5 Year Capital Plan
 - Director of Finance
 - Response to the Kinsmen Club of Yorkton’s Request for Tax Abatement
 - Director of Public Works
 - 2024 Water Main Replacement Program – Tender Award
 - Director of Recreation and Community Services
 - Parkland Outdoor Show & Expo Support Request Response
12. **GIVING NOTICE OF MOTION**
 - Councillor Randy Goulden – Update on sustainable Municipal Framework and the Canada Community-Building Fund
13. **IN CAMERA SESSION**
 - 1 Budgetary Item
 - 7 Other Items
 - Other Item A
 - Other Item B
 - Other Item C
 - Other Item D
 - Other Item E
 - Other Item F
 - Other Item G
14. **ADJOURNMENT**

**CITY OF YORKTON
SASKATCHEWAN**

**PUBLIC MINUTES OF THE DEVELOPMENT APPEALS BOARD
October 12, 2023**

Minutes of the Development Appeals Board Meeting held on Thursday, October 12, 2023 in City Hall Council Chambers.

Members Present: Jerome Niezgoda, Arliss Dellow, Kosta Stamatinos, and Scott Sharpe

Others Present: Amanda Dietz – Secretary, Jessica Matsalla – City Clerk, Carleen Koroluk – Land Use Planner - Respondent, Alona Kos – Appellant, Jake Gross – Appellant, Bob Morrison – Representative for the Appellant, Sheila Garcia – Future Tenant

Regrets: Sheldon Stechyshyn

Absent: None

Recording: Amanda Dietz - Secretary

CALL TO ORDER

A quorum being present, Chairman Niezgoda called the meeting to order at 5:00 p.m.

APPROVAL OF AGENDA

R19-2023

Moved by Scott Sharpe

That the agenda for October 12, 2023 be approved as presented.

Carried Unanimously.

APPROVAL OF MINUTES

R20-2023

Moved by Kosta Stamatinos

That the minutes of the June 20, 2023 Development Appeals Board meeting be approved as presented.

Carried Unanimously.

HEARINGS

A. DEVELOPMENT APPEAL NO. 4/2023

An appeal application was considered regarding the subject property 161 Betts Avenue, Lot 56, Blk/Par 7; Plan 99Y11400 requesting variance to the City of Yorkton's Zoning Bylaw No. 14/2003 to allow for a 2.0 metre (~6'6") fence to be constructed in the front yard of the property.

Alona Kos – Appellant and Carleen Koroluk – Land Use Planner, appeared before the Board with respect to the appeal.

B. DEVELOPMENT APPEAL NO. 5/2023

An appeal application was considered regarding the subject property 362 Sixth Avenue North, Lot G, Blk/Par 22; Plan 00Y08164 requesting a variance to the number of required parking spaces as per the City of Yorkton's Zoning Bylaw No. 14/2003 for a Participant Recreation – Indoors use, a permitted use in the MI-1 Zone.

Bob Morrison – Representative for the Appellant, Sheila Garcia – Future Tenant, and Carleen Koroluk – Land Use Planner, appeared before the Board with respect to the appeal.

IN CAMERA SESSION

R21-2023

Moved by Scott Sharpe

That this Meeting move to an In Camera Session to deliberate a decision for Appeal No. 4/2023 and No. 5/2023 – 5:38 pm.

Carried Unanimously.

Chairman Niezgoda called a brief recess to clear Council Chambers at 5:38 p.m.

Chairman Niezgoda called the In-Camera session to order at 5:44 p.m.

Members Present: Jerome Niezgoda, Arliss Dellow, Kosta Stamatinos, and Scott Sharpe

Others Present: Jessica Matsalla – City Clerk and Amanda Dietz – Secretary.

R022-2023

Moved by Kosta Stamatinos

That members rise and report to the regular scheduled meeting agenda – 6:06 p.m.

Carried Unanimously.

RESOLUTIONS RESULTING FROM IN CAMERA SESSION

R23-2023

Moved by Scott Sharpe

That Development Appeals Board Appeal No. 4/2023 for variance to the Zoning Bylaw No. 14/2003 regarding subject property 161 Betts Avenue, Lot 56, Blk/Par 7; Plan 99Y11400 be granted for the reasons set forth in the Record of Decision of the Board.

Carried Unanimously.

R24-2023

Moved by Arliss Dellow

That Development Appeals Board Appeal No. 5/2023 for variance to the Zoning Bylaw No. 14/2003 regarding subject property 362 Sixth Avenue North, Lot G, Blk/Par 22; Plan 00Y08164 be granted for the reasons set forth in the Record of Decision of the Board.

Carried Unanimously.

ADJOURNMENT

R25-2023

Moved by Kosta Stamatinos

That this Regular Meeting adjourn at 6:11 p.m.

Carried Unanimously.

Approved this 15th day of February A.D., 2024

Scott Sharpe

Chairman

Amanda Dietz

Secretary

Protective Services Committee

MINUTES

November 14, 2023

7:00 AM

IN-PERSON

Attendees	Lauretta Ritchie-McInnes, Bylaw & Safety Supervisor Nicole Baptist, Mayor Mitch Hippsley, Michelle Goulden, Councillor Dustin Brears, Larry Pearen, Greg Klingspon, Staff Sgt. Burton Jones, Deputy Fire Chief Chris Turcot
Regrets	CN Constable Hank Neumiller, CV Sastry, Andrew Sedley, Fire Chief Trevor Morrissey
Absent	EMS Kelly Prime, Dale Hintz, Scott Robertson
Recording	Jen Prysliak
Call to order	7:02 a.m.
Adjourn	8:03 a.m.

Agenda Topics

Approval of Agenda

Motion 23-15	Pearen That the agenda be approved as presented. Carried.
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Minutes of the September 12, 2023 Meeting

Discussion	Minutes from the September 12, 2023 meeting were circulated.
Motion 23-16	Goulden Minutes of September 12, 2023 meeting be approved as circulated. Carried.

Unfinished Business

Harm Reduction	<ul style="list-style-type: none">• Talk of leaving Narcan Kit with the patient, SHA taking on the initiative.• Meeting April 6, discuss Blood Pressure Clinics in Senior Centers, Care Homes etc. for preventative measures. Teaming up with Stroke and Cardiac Prevention and Public Health.• Waiting for more needle bins to be placed around town, they are being used very regularly.• Meeting July 4, new sharps bins at Bruno's Place.• New initiatives being discussed.
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Voyent Alert	<ul style="list-style-type: none"> • Suggestion to promote as a Committee, promote Voyent Alert on billboards around Yorkton. Discuss with Marketing Co-ordinator and Communications Management. • Over 1,000 users. • Templates to SaskEnergy to approve and use in case of emergency. • Continue to create advertising on all social media platforms. • Voyent is being utilized, with many informational alerts going out to the public daily/weekly. • Total Voyent Alerts approx. 76,000 from April to September. Critical alerts are down.
Regionalized Fire	<ul style="list-style-type: none"> • Meeting with R.M.'s on training to enhance resources, expanding out to Canora. • FC Morrissey met with Springside Fire Dept. regarding a mutual aid agreement for any needed resources involving incidents/weather emergencies on Highway 16. Quarterly training to start as per discussion. • Running Hazmat Ops course for the region, Springside Fire Dept. and many other communities in the area. • New Deputy Chief Chris Turcot, meeting with local Fire Depts. on mutual aid training exercises. • Model to be set up by province, government funding. • Training with Ebenezer, Rhein and Springside Fire Depts. Train the trainer program, over 20 attendees.
Safety Patrol Installation Ceremonies – Fall 2023	<ul style="list-style-type: none"> • Reaching out to schools, CAA no response, need assistance to hand out city certificates and medals to kids. Contact Sask-Safety Council again. • Funding from SGI to assist with costs and better thank you packages. • Spent \$1600 on awards and thank you packages for the students. Draws for students, thank you gifts for the teachers, 257 kids and 15 teachers attended the ceremonies.
Community Safety & Well-Being Initiatives	<ul style="list-style-type: none"> • Received funding. \$34,000 grant to use on the project. • Working with Ray Gosselin Architect Consultant, met with stakeholders, committee groups and toured The City, they provided a report brought to Council and are happy with the suggestions. • Looking at different options from the report, created a chart regarding the recommendations. • Create a policy for graffiti on public property, private property. • Paint/graffiti kit vouchers handed out by YBID/Chamber. • Residential graffiti is lower than business/downtown graffiti problem. • Engagement from Bylaw Services to get into schools to talk to kids. • Restorative Justice Pieces, graffiti mural piece to incorporate more interactive mural pieces. Create a designated graffiti space – recommended by consultants. Businesses to promote their spaces to use for art. Providing reports to schools, Yorkton Arts Council to bring Graffiti artists to teach graffiti art. • Waiting to hear from the ministry to receive funding. Research the gap analysis. See what other communities are doing. Sending off the letter, formal request for the funding. Continuing with Consultant to start the next phase.

Department Updates

Fire Department	<ul style="list-style-type: none">LDC prevention and expansion projects in the works, training schedules are up to date, Saskatchewan Emergency Planners Association (SEPA) Conference is November 20-23 in Saskatoon, Fire Chief Morrissey is attending. Sun Crest College (Parkland) initiating the fire school program, Yorkton Fire to get involved in the training and equipment to build a provincial connection.
RCMP	<ul style="list-style-type: none">34 members in place with a full detachment in Yorkton.Hard drugs are a big issue in the community.Crown rules, no longer able to prosecute with low possession amounts of hard drugs (Fentanyl, etc.)Security at the Fair and Harvest Showdown, low issues at those events.SIGI changed policy regarding noisy vehicles in the City. Police have authority to send loud vehicles for decibel testing.The RCMP have good connections with protest organizers within the City.
Bylaw	<ul style="list-style-type: none">Get E-Ticketing rolling, functions as records management and ticketing. Summary offence tickets and bylaw tickets to find a company. Ministry says six months wait to start that process.
CN Police	<ul style="list-style-type: none">No update provided.
EMS	<ul style="list-style-type: none">No update provided.
PSAR	<ul style="list-style-type: none">Raising money for the Ballroom Blitz on March 16.Team leader training, search manager training in Warman. Multijurisdictional search and mock rescue in March.EPTN TV show coming to an end.Assisting with traffic control for the Santa Clause Parade.Parkland Search and Rescue is a volunteer and fundraiser based organization.

Greg Klingspon leaves meeting at 7:57 a.m.

Next Meeting

Tuesday February 13th, 2024 @ 7:00 a.m.

Adjournment

Motion 23-17	Pearen Meeting adjourned at 8:03 a.m.
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X

Lauretta Ritchie-McInnes

Lauretta Ritchie-McInnes
Chairperson

X

Jen Prysliak

Jen Prysliak
Secretary

Environmental Committee

MINUTES

TUES, JAN 23, 2024 7:30 A.M.

QUEEN ST WTP, STAFF ROOM

Members Present	Sandra Bilan, Dustin Brears, Stefan Bymak, David McKerchar, Jason Signarowski, Vice Chair Kris Gendall
Absent	Chair Shannon Erickson, Matt Poier, Darcy Zaharia
City Staff	Aron Hershmillier, Connor Hunt, Lyndon Hicks
Presentation	
Recording	Val Fatteicher
Call to order	7:32 a.m.
Adjourn	8:50 a.m.
1. Round Table Introductions – Staff & Department Changes	
<p>Some recent organization changes have been made with Aron now in the position of Public Works Director with the Landfill and Solid Waste Division under his role. Connor has been promoted to the Director of Environmental Services and a new Waterworks Manager will be hired to fulfill his former position at the Wastewater Treatment Plant. Connor will be attending these meetings and provide information on relevant discussion topics.</p>	
2. Election of Chair and Vice Chair	
<p>Val Fatteicher requested the call for nominations for Chair at 7:36 am. Shannon Erickson was nominated by David McKerchar. Shannon was unable to attend the meeting but provided her notice to accept this nomination in the event no other committee members were nominated for Chair. No other nominations were received.</p>	
Shannon Erickson was announced as Chair for 2024 by acclamation.	
<p>Val Fatteicher, in absence of the Chair, opened the floor for call for nominations for Vice-Chair at 7:38 am. Sandra Bilan nominated Kris Gendall who accepted the nomination for the role of Vice Chair. No further nominations were received.</p>	
Kris Gendall was announced as the Vice-Chair for 2024 by acclamation.	
<p>Kris assumed the role of chair for this meeting in Shannon's absence.</p>	
3. Declaration of Conflict of Interest	
Declaration	No declaration of conflict of interest was made.
4. Approval of Agenda	
Discussion	Review of agenda items for discussion.

Motion 01-24	Dustin Brears That the agenda be approved as presented. CARRIED
5. Minutes of the October 11, 2023 Meeting	
Discussion	Motion 19-23 provided for a letter of endorsement from the Committee to PHEP to support their annual funding contribution application. This application will be submitted at the end of April. Lyndon will work with Stefan on the endorsement letter to accompany their funding application.
Motion 02-24	Sandra Bilan That the minutes of October 11, 2023 be approved as presented. CARRIED.
6. Wastewater Treatment Plant Project Update	
Discussion	<p>The City relies solely on groundwater sources for their water supply. Part of the Wastewater Treatment Plant Project takes this into consideration in the business case to develop a method to reuse treated wastewater.</p> <p>The City would like to be proactive on groundwater recharge for the project. Groundwater resources are closely monitored by the city's hydrogeologist.</p> <p>Increased demand for treated water from the expansions at two area canola plants will demand an increase to the city's designated allocation with the province. An increase in water use subsequently impacts the wastewater treatment plant.</p> <p>Use of reuse or recharge methods would be reviewed with the Water Security Agency. There are no similar project locations in the province, therefore no guidelines are in place. Government financial assistance will be needed for the project to proceed.</p> <p>Once the project details are established, the predesign will move forward. The City is continuously working with Jacobs, the project consultant, to reach the design stage.</p> <p>The facility will be located near the existing plant location.</p>
7. Curbside Recycling Participation	
Discussion	<p>Previous monitoring of curbside recycling participation was completed by summer student staff. Due to the program method used, it is difficult to quantify how many residents are participating. Some residents may be using the depot bins as well as curbside or solely use the depot bins.</p> <p>PHEP will be completing an audit during their collection routes. The City will provide mapping or other assistance when needed. Data will need to be collected over a period of time as not all residents place recycling products out weekly for collection. An estimated 6-8 week period was suggested.</p>

	<p>Depot use could be collected by a resident survey. Volumes collected are available through Sask Abilities.</p> <p>Program funding through MMSW (Multi Material Stewardship Western) considers these volumes to evaluate financial support.</p>
8. Curbside Organics Update	
	<p>Pilot project completed last year. Positive comments received from participants. Overall good participation. Finalizing the program with a final survey to the participating residents for feedback.</p> <p>Evaluate what type of program would get the strongest residential support. Opposition from residents in Regina and Saskatoon evident in the media with the roll out of their curbside organic programs.</p> <p>Have had good discussion with provincial authorities. Program needs to be feasible. Accepting food waste with yard waste has some challenges but would factor this in when designing a program. Primary product volumes received were from yard waste.</p> <p>Will maintain the two free depot locations at Sask Abilities and the Landfill. Have also noticed an increase in usage of both locations.</p> <p>Suggestion to provide media coverage on the success of the pilot program to show it was well received by residents.</p> <p>Program review should be complete within a couple of months prior to summer.</p>
9. MMSW Program Changes-Extended Producer Responsibility Transition	
Discussion	<p>MMSW has had an agreement with the City since 2016 to provide funding to support our residential recycling program. Participating communities provide MMSW with our collection volume and other relevant data in order to provide this funding.</p> <p>Revenue received from this program offsets the program costs for residential recycling. The City has been able to maintain its residential recycling levy of \$6/month since 2014.</p> <p>MMSW will be moving towards a full-extended producer responsibility (EPR) model, whereby producers assume operational and financial responsibility for collecting and recycling packaging and paper products in Saskatchewan. These program changes were the result of new regulations in the Provincial Act. MMSW had proposed implementation of this change for July, 2024. Several communities have concerns, and need more time for discussion. The City sent a letter to the Ministry of Environment to express these concerns and received a positive response back.</p>

	<p>MMSW will be setting up a working group with municipalities to work through these concerns. Supporting our current program partnerships with Sask Abilities and PHEP is important. Our involvement in the working group will keep MMSW aware of the effects of their proposed changes on our recycling programs. There are over 500 participating communities in the MMSW program.</p> <p>Residents should be informed of the project partnerships with Sask Abilities and PHEP, as well as the affordability of our current level of service for curbside recycling as a result of other funding sources (MMSW).</p> <p>Council will be receiving a memo this Friday to update them on the MMSW funding program for residential recycling and the future working group discussions about future changes.</p>
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10. Next Meeting Date –

Next meeting date pending results of the Doodle Poll. Proposed for early March.

11. Next Meeting Agenda Items

- Waterworks Master Plan Update
- Composition of the committee's purpose – Solid Waste focus and incorporate environmental aspects. Discussion on the stages before waste production and handling and the impacts of that.
- Recycle coach updates – acceptable vs non-acceptable items.
- Needle handling and HARM reduction
- Strategic plan review
- Spring yard waste cleanup
- Compost bin at Sask Abilities

12. Adjournment 8:50 am

Motion 03-24

Dustin Brears

That the Environmental Committee Meeting be adjourned. CARRIED.

These minutes have been approved by members of the Environmental Committee on TBD, 2024.

Shannon Erickson

Chair

Val Fatteicher

Recording Secretary

From: ccreply@cityofyorkton.ca
To: [Amanda Dietz](#)
Subject: New Response Completed for Request to Appear Before Council Form
Date: Wednesday, January 31, 2024 4:13:00 PM

CAUTION: External Email

Hello,

Please note the following response to Request to Appear Before Council Form has been submitted at Wednesday January 31st 2024 4:07 PM with reference number 2024-01-31-019.

- **First name:**
Carla
- **Last Name:**
Madsen
- **Committee/Organization name:**
Western Development Museum
- **Address:**
PO Box 98, Hwy 16A West
- **City:**
Yorkton
- **Province:**
Saskatchewan
- **Postal code:**
S3N 2V6
- **Name:**
Carla Madsen
- **Title:**
Manager, WDM Yorkton
- **Daytime phone number:**
306-783-8361
- **Email:**
cmadsen@wdm.ca
- **Date of request:**
1/31/2024
- **Date of council meeting that the presenter is wishing to attend:**
3/18/2024
- **Topic being presented:**
75th Anniversary of the Western Development Museum
- **Description of request: (Clearly state what is being asked of Council. Provide detailed information about why the information is being presented and the importance to the community)**
On April 2, 2024, the Western Development Museum (WDM) celebrates 75 years of serving the people of Saskatchewan as our province's largest human history museum. By sharing Saskatchewan's diverse histories, the WDM helps create a collective understanding of who we are and how we came to be. Through almost 75 years of sharing, the WDM has become a cherished part of the province as a whole and particularly in our four home communities of Moose Jaw, North Battleford, Saskatoon, and Yorkton.

Since 1949, the WDM has welcomed more than 10 million visitors from around the world, educated thousands of school children from Saskatchewan and beyond, and hosted a myriad of events which has introduced guests to Saskatchewan history. In our communities, the WDM works with partners, performs outreach, and hosts online content to make the WDM more accessible for all.

Our strongest connection to community may be through the thousands of volunteers who have contributed their time and talent to the WDM over the years. Since the beginning, volunteers have been integral to the WDM. Simply put, the WDM would not be the museum it is without the dedication of our volunteers.

With this appearance before City Council, we humbly request that the City of Yorkton join us in recognizing and celebrating the 75th Anniversary of the Western Development Museum in 2024.

** Request for two co-presenters: Carla Madsen - Manager, WDM Yorkton; Joan Kanigan - CEO, WDM Corporate Office
** Presentation supported with brief slideshow (<5 min) and souvenir anniversary publication, both to be provided in advance

[This is an automated email notification -- please do not respond]



75 YEARS

A SASKATCHEWAN WHERE EVERYONE BELONGS AND HISTORIES MATTER



EDUCATION
PROGRAMS

Early 20th century threshing crew.

WDM Photo, 1-F(d)-163

WDM.CA





EDUCATION
PROGRAMS

Second World War Poster

British poster about how scrap materials are
used in the war effort.

Photo: *See_How_Your_Salvage_Helps_a_Bomber_Art.IWMPST14695*,
Wikimedia Commons





EDUCATION
PROGRAMS

Idea for a new museum

Saskatchewan Minister of Natural Resources
and Industrial Development, Joe Phelps and
wife Eva at an event at the WDM Saskatoon.

c. 1955

WDM Photo, 11-C (c)





EDUCATION
PROGRAMS

Artifact storage was needed

The WDM's first collection depot was a stable at Fort Battleford.

Everett Baker photo, Saskatchewan History and Folklore Society, 1926





EDUCATION
PROGRAMS

An American Abell engine is picked up from a
farm near Laird, 1948.

WDM George Shepherd Library,
Roy Potter Collection

WDM.CA





EDUCATION
PROGRAMS

It's Official!

The Western Development Museum Act was passed in the Saskatchewan Legislature on April 2, 1949.

The Western Development Museum Act, 1965 revision

R.S.S. 1965



SUPPLIED BY
QUEEN'S PRINTER, REGINA, SASK.
PRICE 20 CENTS EACH.

CHAPTER 400.

An Act to provide for a Western Development Museum.

HER Majesty, by and with the advice and consent of the Legislative Assembly of Saskatchewan, enacts as follows:

Short title 1. This Act may be cited as *The Western Development Museum Act*.

Interpretation 2. In this Act:

"board" (a) "board" means The Western Development Museum Board mentioned in section 3;

"fund" (b) "fund" means The Western Development Museum Fund mentioned in section 15;

"minister" (c) "minister" means the member of the Executive Council to whom for the time being is assigned the administration of this Act. R.S.S. 1953, c. 365, s. 2.

Constitution of board 3.—(1) There shall be a board to be called The Western Development Museum Board consisting of not less than three nor more than eleven persons who shall be appointed by the Lieutenant Governor in Council.

(2) The board shall be a body corporate.

(3) The headquarters of the board shall be at the city of Regina. R.S.S. 1953, c. 365, s. 3.

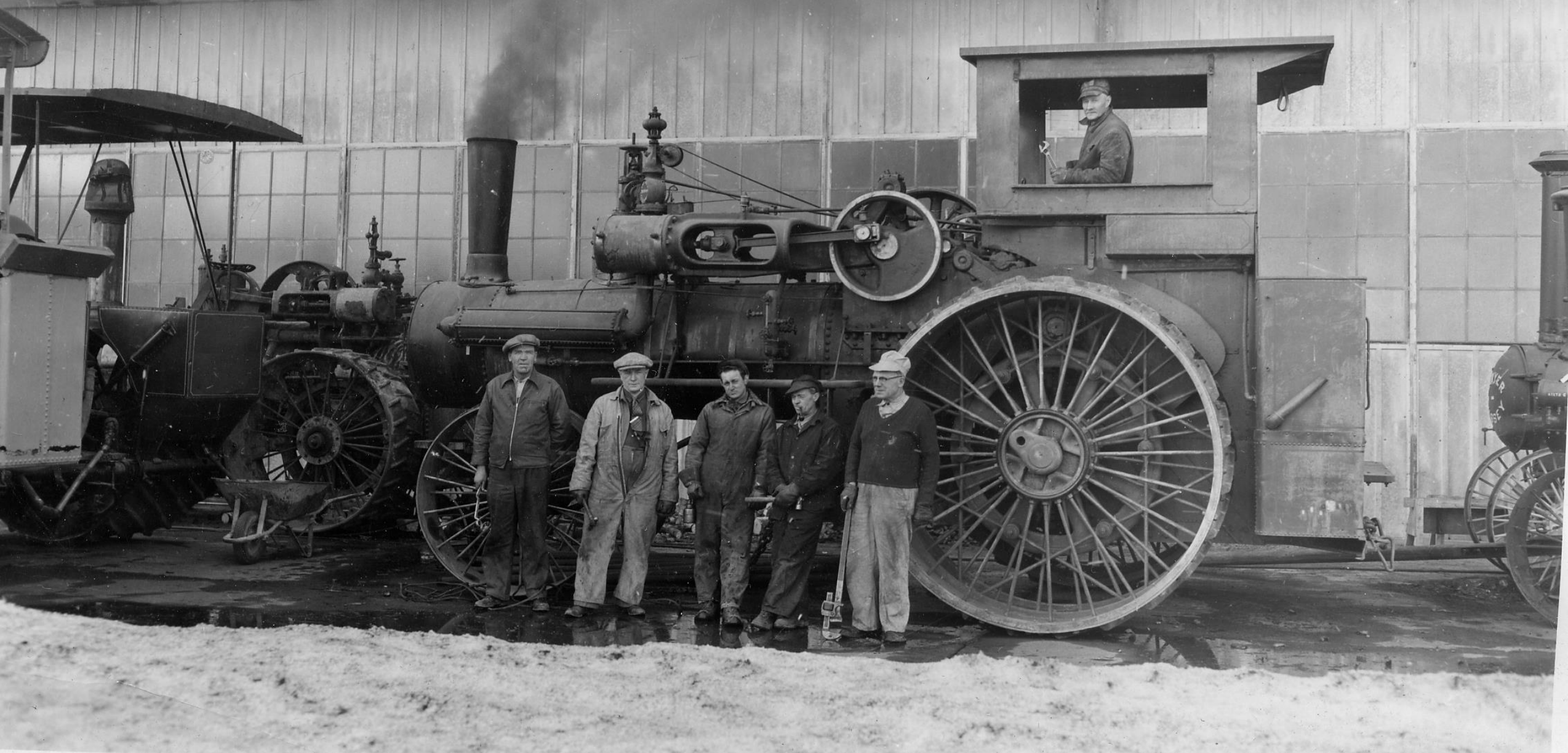
Term of office 4.—(1) Each member of the board shall hold office for a period of one year, but may at any time be removed for cause by the Lieutenant Governor in Council.

(2) Any member of the board shall be eligible for re-appointment.

(3) Upon a vacancy occurring in the board the Lieutenant Governor in Council may appoint a person to fill the vacancy for the balance of the unexpired term. R.S.S. 1953, c. 365, s. 4.

Chairman, vice-chairman and secretary 5.—(1) The members of the board shall choose one of their number to be chairman, one to be vice-chairman and one to be secretary.

(2) The chairman shall sign all contracts, agreements, orders, rules and other documents whatever on behalf of the board.



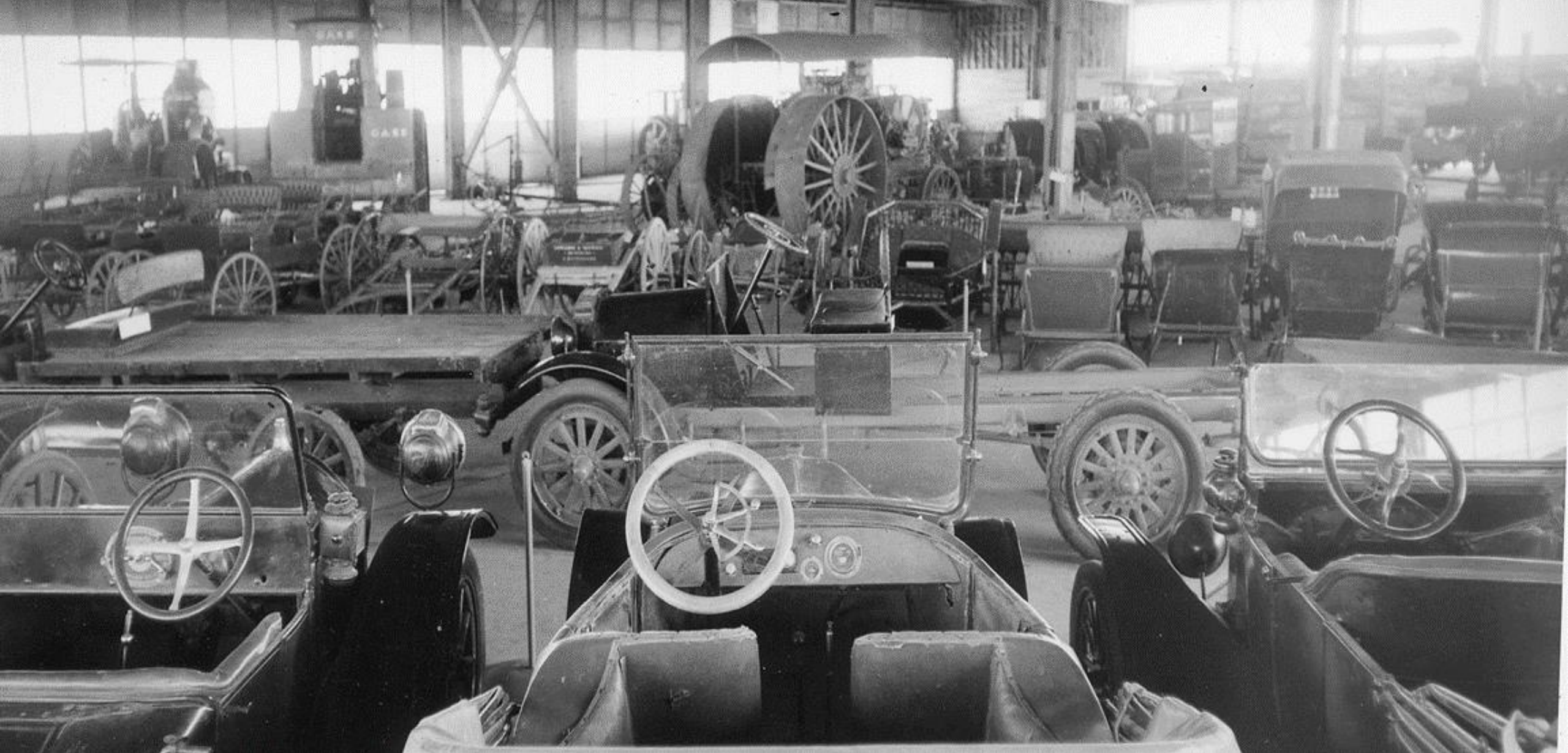
EDUCATION
PROGRAMS

WDM North Battleford, c. 1950.

WDM North Battleford
WDM Photo, 10-E(c)

WDM.CA





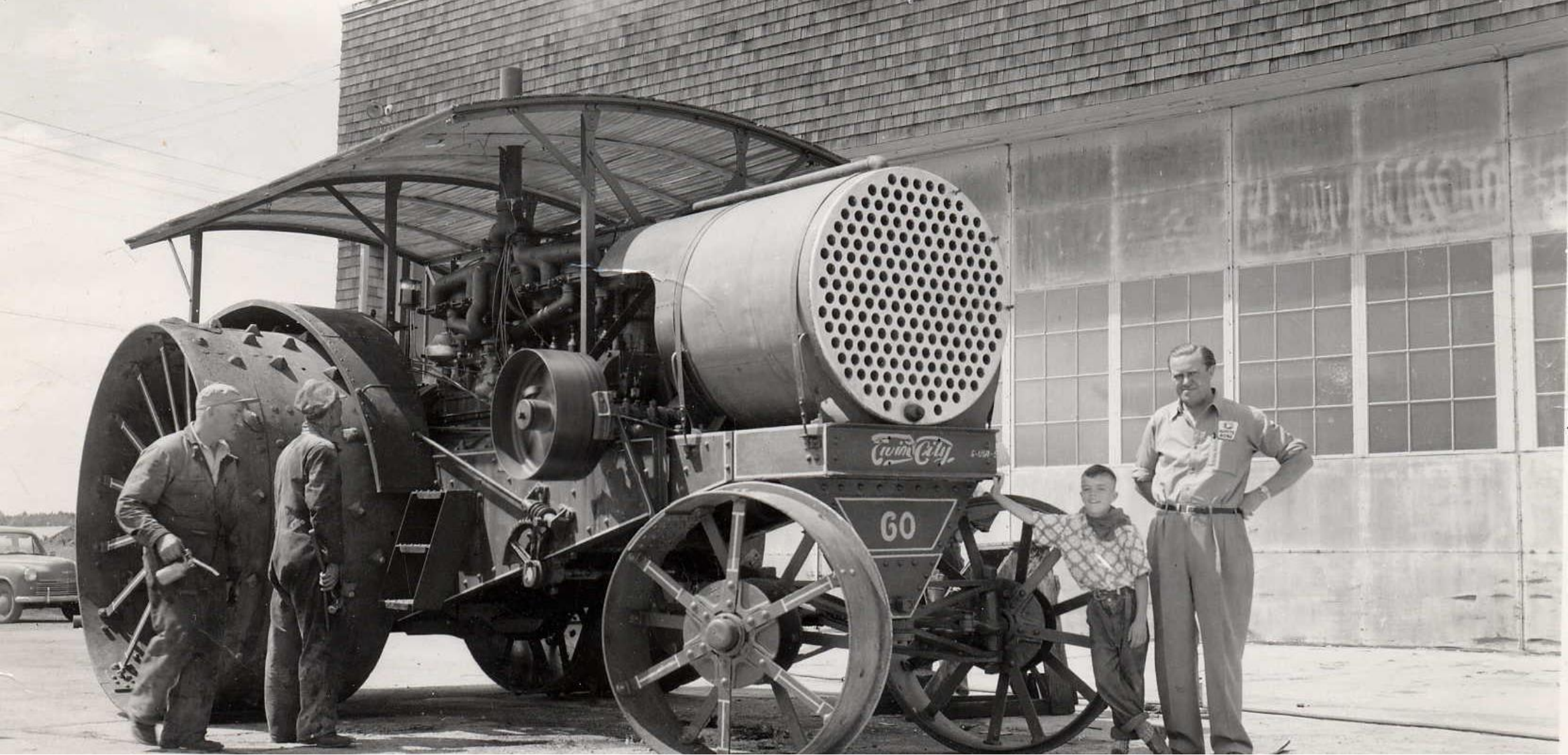
EDUCATION
PROGRAMS

WDM Saskatoon, c. 1952.

WDM.CA



WDM Photo



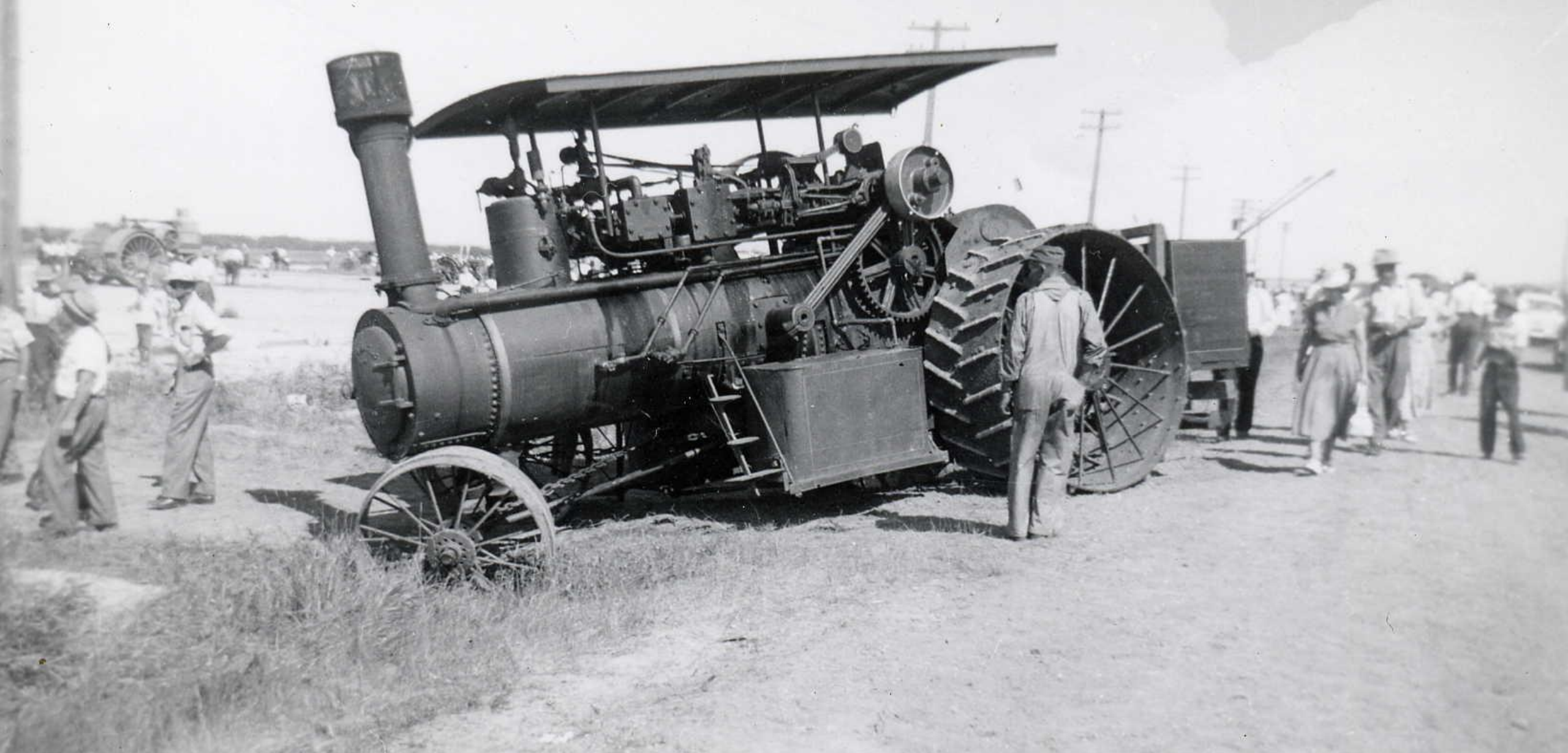
EDUCATION
PROGRAMS

The WDM Yorkton opens to the public on June 17, 1951.

WDM.CA



WDM Photo, 10-E(g)



EDUCATION
PROGRAMS

Gaar Scott steam engine at the WDM Yorkton, 1955.

WDM photo, 11-D

WDM.CA

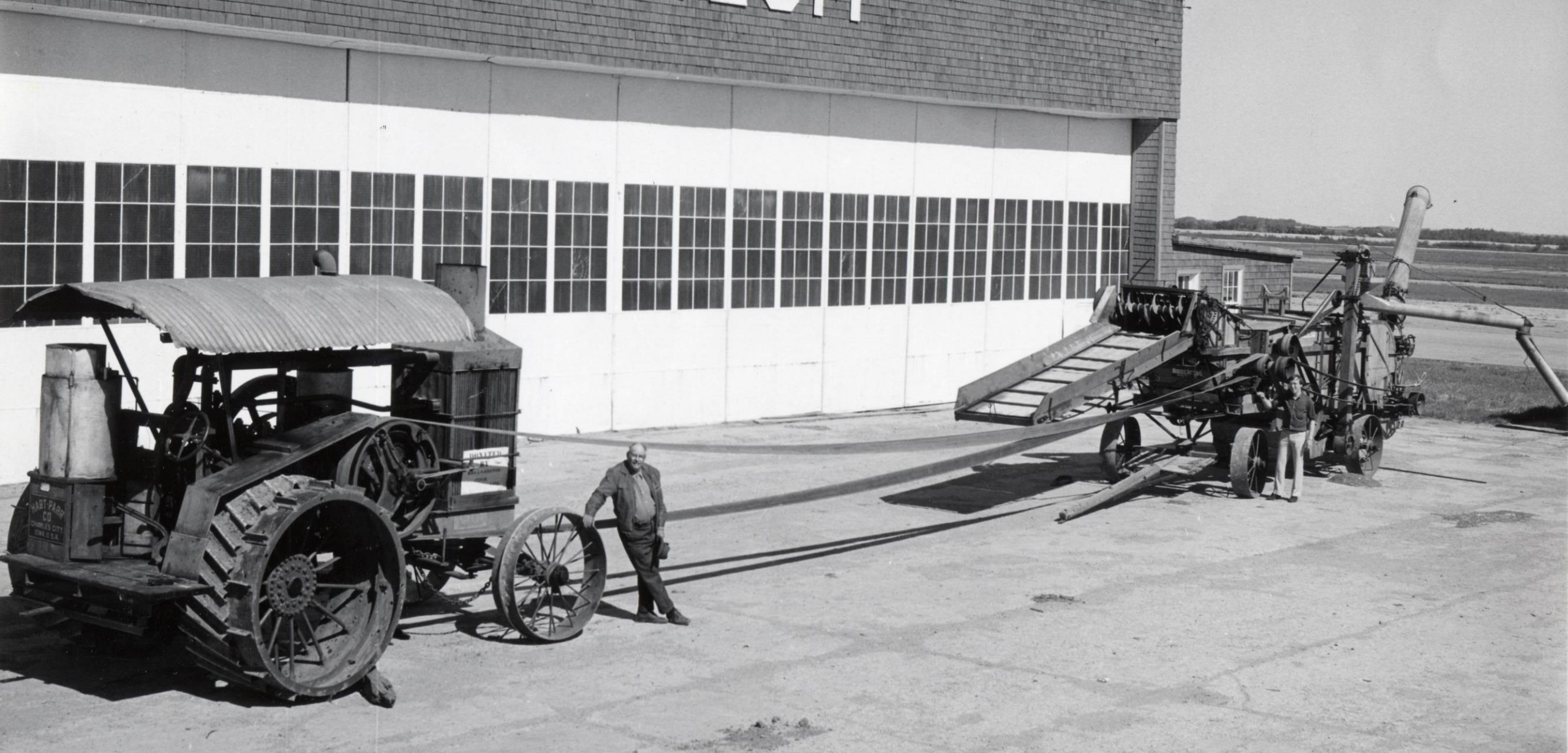




Hurray for Volunteers

Yorkton Threshermen's Club volunteers
stooking at field near the airport, c. 1960s.

WDM Photo



EDUCATION
PROGRAMS

WDM Yorkton, located at the airport hangar, c. 1958.

WDM Photo, 10-C(c)-43

WDM.CA





WDM

North Battleford

The WDM North Battleford moved to a new location at the junction of Highways 5 (now 16) and 40, 1963.

WDM Photo

WDM.CA





EDUCATION
PROGRAMS

WDM North Battleford, 1967.

WDM Photo

WDM.CA





EDUCATION
PROGRAMS

Heritage Farm and Village WDM North Battleford, 2017.



Photo Credit: Ruth Bitner

WDM.CA





EDUCATION
PROGRAMS

WDM Saskatoon

Building and grounds on 11th Street West.
Notice Whitecap Dakota Tipi Village located
near the upper right, c. 1960.

WDM Photo

WDM.CA





EDUCATION
PROGRAMS

The WDM Saskatoon's Boomtown main street takes shape, 1972.

WDM Photo

WDM.CA





EDUCATION
PROGRAMS

Boomtown, WDM Saskatoon, 2019.

WDM Photo

WDM.CA





EDUCATION
PROGRAMS

WDM Yorkton

WDM Yorkton, c. 1973.



WDM Photo

WDM.CA





EDUCATION
PROGRAMS

WDM Yorkton opening ceremony, September 13, 1972.

L to R: WDM Board Chair Harold Latrace,
Yorkton Mayor Allan Bailey, MLA John
Brockelbank (Saskatoon).

WDM Photo





EDUCATION
PROGRAMS



WDM Yorkton Opening day crowds,
September 13, 1972



WDM Photos

WDM.CA





Construction of addition at the WDM Yorkton in 1983-84 to facilitate administration, workshop, and programming & rental spaces.

WDM Photo



EDUCATION
PROGRAMS

WDM Moose Jaw

Moose Jaw was chosen as home for the 4th WDM location.

WDM Photo





EDUCATION
PROGRAMS

The steam locomotive on its way to the WDM Moose Jaw,
1975.

WDM Photo, 10-E(b)

WDM.CA





EDUCATION
PROGRAMS

Snowbirds gallery, WDM Moose Jaw.

WDM.CA



WDM Photo



EDUCATION
PROGRAMS

WDM

Corporate Office

The WDM Provincial Service Centre (later known as the Curatorial Centre and now known today as the Corporate Office) opened in November, 1984.

WDM Photo





EDUCATION
PROGRAMS

The WDM Conservation Lab opened in 1993.

WDM Photo





EDUCATION
PROGRAMS

100 Years of Saskatchewan History exhibit construction, WDM
Moose Jaw, 2005.

WDM Photo

WDM.CA





EDUCATION
PROGRAMS

In April 2015, the WDM welcomed its
10 millionth visitor.

WDM Photo





The WDM created a new logo and tagline –
Saskatchewan Inspired, September 2015.

*Former WDM CEO Joan Champ and Former Board Chair Ken
Azzopardi*

WDM Photo



EDUCATION
PROGRAMS

The WDM adopts a vision statement:

**A Saskatchewan where everyone belongs
and histories matter.**

WDM Photo





Local impact

Top photo:

The Parkland District Boy Scouts were major contributors to the success of the first picnics held on the WDM grounds in the late 1970s.

Bottom photo:

Tug-of-wars featuring participation from local dignitaries including Mayor John Wytrykush (R) and Councillor Norman Roebuck (2nd from R), c. 1982.

WDM Photos





EDUCATION
PROGRAMS

Colour Party & Dignitaries, July 1st Picnic &
Celebration, 2023.

WDM Photo

WDM.CA





EDUCATION
PROGRAMS



WDM Photos

WDM.CA





EDUCATION
PROGRAMS

2024

The WDM celebrates 75 years of sharing
Saskatchewan stories!

Thank You Saskatchewan!

Find more WDM history on our website at:

wdm.ca/history-and-timeline/



WDM.CA





APRIL – JUNE 2024 • VOLUME 48, EDITION 2

SPARKS

NEWSLETTER OF THE WESTERN DEVELOPMENT MUSEUM



Every Moment Matters

Celebrating volunteers

WDM at 75

How it all began

It Still Feels Like Home

One supporter's story

MOOSE JAW

NORTH BATTLEFORD

SASKATOON

YORKTON



WDM.CA

Here is What is Happening at the WDM

All Locations

April 2	WDM Turns 75! Join us for 75 cent admission and cake!
June 8	BMO Day at the WDM – Free admission

WDM Moose Jaw

April 1 – 30	Diamond & 75th Anniversary Seek and Finds
May 11	Moose Jaw Amateur Radio Club Pop-Up Event
May 13 – July 14	2SLGBTQ+ Seniors: <i>Storytelling on the Prairies</i> Travelling Exhibit

WDM North Battleford

April 1 – 30	Diamond Seek and Find
April 13	Spring Tea
June 13 – September 20	<i>Behind Racism: Challenging the Way We Think</i> Travelling Exhibit
June 19	National Indigenous Peoples Day Traditional Pow Wow

WDM Saskatoon

April – June	Monthly Seek and Finds
April 16, May 20 & June 11	Pop in and Play with the WDM
April 20	Pioneer Threshermen's Club Flea Market
Throughout June	Heritage Skills Demonstrations, Thursdays from 5:00–7:00 pm
June 18	Spark Your Pride

WDM Yorkton

April 1 – 30	Diamond Seek and Find
May 5	Mommy & Me Cookies and Tea
May 19	Discovery Box Family Programming
June 1 & 15	Movies at the Museum
June 9	Daddy & I Coffee and Pie

Events and dates listed here are subject to change. For details visit wdm.ca



Every Moment Matters

April 14 – 20 is National Volunteer Week in Canada and the theme this year is “Every Moment Matters.” Individually, volunteers across our communities give of their time and talents to make a difference locally. The impact of so many individual contributions collectively build to improve the quality of life for all of us.

Every Moment Matters because it is through these individual contributions that real change is possible. A gift of even an hour of a person’s time to a cause that they are passionate about will, over time, become a gift with real impact.

Improving by 1% isn’t particularly notable, sometimes it isn’t even noticeable, but it can be far more meaningful – especially in the long run. If you can get 1% better each day for one year, you’ll end up 37 times better by the time you’re done.

- James Clear (*Atomic Habits*)

Every moment given by a volunteer is meaningful. Every moment, collectively, can change the world.

WDM volunteers are an important part of the WDM community. Without the support and contributions of our many volunteers, much of what brings the WDM to life would not be possible. We are grateful to the many people who have chosen to be a part of making every moment matter at the WDM. Not only has the WDM benefited from the contributions of our volunteers, so have all who have visited the Museum and experienced our shared history.

I am truly grateful for the contributions made by each and every one of our volunteers. To all our volunteers, thank you for sharing your passion for Saskatchewan’s history with us. Thank you for your work, your dedication and for being such an important part of the Western Development Museum.

Sincerely,

Joan Kanigan, CEO

Sparks is published four times a year and delivered to WDM members. It's a great way to keep up to date on everything happening at all WDM locations.

Editor: Corinne Daelick

© 2024 Western Development Museum

On The Cover: Long-time volunteers Bryan and Arlene Ryan in the Boomtown Blacksmith Shop, WDM Saskatoon

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Where it all began. We're sharing highlights of WDM history from the beginning until 1974.

13 Every Moment Matters

As we celebrate the important role volunteers play in the WDM, we'll introduce you to a few of the volunteers who share their time and talent with us.

22 My WDM Story

Calgary's Chellan Hoffman shares her family's connection to the WDM and why the WDM is so special to her.



WDM Board of Directors

Orlanda Drebit
Chair, Saskatoon

Robert Linn
Vice Chair, Saskatoon

Bernie Broughton
Secretary, Saskatoon

Gwen Beitel
Spring Valley

Anita Fuller
Saskatoon

Kelsie Stettner
Regina

Hours of Operation

WDM Moose Jaw
Daily 9:00 am – 5:00 pm

WDM North Battleford
Daily 9:00 am – 5:00 pm

WDM Yorkton
Through May 26
Weekdays 9:00 am – 5:00 pm
Weekends 12:00 pm – 5:00 pm

May 27–September 29
Daily 9:00 am – 5:00 pm

WDM Saskatoon
Mon – Wed 9:00 am – 5:00 pm
Thurs 9:00 am – 8:00 pm
Fri – Sun 9:00 am – 5:00 pm

Boomtown Café (Saskatoon)
Daily 9:00 am – 5:00 pm

Thank You Saskatchewan!

Let's Celebrate!



April 2, 2024, marks the 75th anniversary of the formal creation of the WDM through an act of the Saskatchewan legislature. To celebrate, we're excited to offer our visitors 75 cent admission to all WDM exhibit locations on Tuesday, April 2, 2024.

Not only will you have access to our fantastic exhibits, you can try our 75th anniversary-themed seek and find activity or sit back and watch our WDM history slideshow. Join us at 2:00 pm for cupcakes, while supplies last.

At the WDM Yorkton, volunteers from the Yorkton Threshermen's Club will be making rope and we'll have a photo display featuring WDM events and familiar faces from the past.

At the WDM Saskatoon, you'll find heritage skills demonstrations and short anniversary tours. The Boomtown Café will offer 75 cent coffee and a cookie. You can also try out Boomtown Pursuit, our exciting digital scavenger hunt adventure (Cost: \$5/entry code).

Flashback to the 1950s – 60s at the WDM North Battleford with our WDM Reminiscence Kit.

Also in April, the WDM North Battleford will host a Spring Tea featuring a presentation about the history of the WDM. The Tea takes place on Saturday, April 13. Contact the WDM North Battleford for more information.

On Thursday, April 18, join Alexis Jones, WDM Moose Jaw Programs & Volunteer Coordinator, for the Virtual Coffee Club. Alexis will lead a presentation about the WDM's history.

Visit wdm.ca/coffeeclub to register. Watch for more 75th anniversary activities at WDM events throughout the year.

#MemoryMondays

On the first Monday of each month, our Facebook page features historic Saskatchewan memories. Find us on Facebook at facebook.com/wdm.museum

On April 2, 1949, the Saskatchewan Legislature passed the Western Development Museum Act, formally establishing the WDM as an institution to collect, preserve and exhibit objects of historical value and importance connected with the economic and cultural development of western Canada. Today, the WDM has four exhibit locations across Saskatchewan and a Corporate Office. In celebration of our 75th anniversary #MemoryMondays will show the early days of each current WDM location.



This photo shows the early stages of hangar reassembly in North Battleford

WDM PHOTO

WDM North Battleford – Open 1963

The present-day WDM North Battleford location opened on May 25, 1963. It was a surplus Royal Canadian Air Force hangar from the Second World War and was transported piece by piece from Mossbank to North Battleford, where it was then pieced back together.



Guests touring the Provincial Service Centre at the opening, 1984

WDM PHOTO



Corporate Office – Open 1984

In 1982, the Government of Saskatchewan provided funding for, among other things, a new collections storage facility in Saskatoon. An old grocery warehouse was purchased and renovated. Initially this building was called the Provincial Service Centre before being renamed to the Curatorial Centre in 1993 and then renamed once more to Corporate Office in 2018. Approximately 50% of the WDM's artifact collection is currently stored in this building as well as a library, conservation lab and administrative offices.

WDM Saskatoon – Open 1972

The WDM Saskatoon opened in its current location on Lorne Avenue on July 11, 1972. The opening ceremony included speeches from dignitaries such as Saskatoon Mayor H.S. Sears, Senator Sid Buckwold and Premier Allan Blakeney.



WDM Saskatoon under construction, 1971

WDM PHOTO

WDM Yorkton – Open 1972

After a sod turning on September 8, 1971, the WDM Yorkton opened its doors at its present location on August 15, 1972. An opening ceremony was held on September 13, 1972. The building was constructed for a cost of \$115,000.



Opening celebrations held outside the WDM Yorkton, 1972

WDM PHOTO

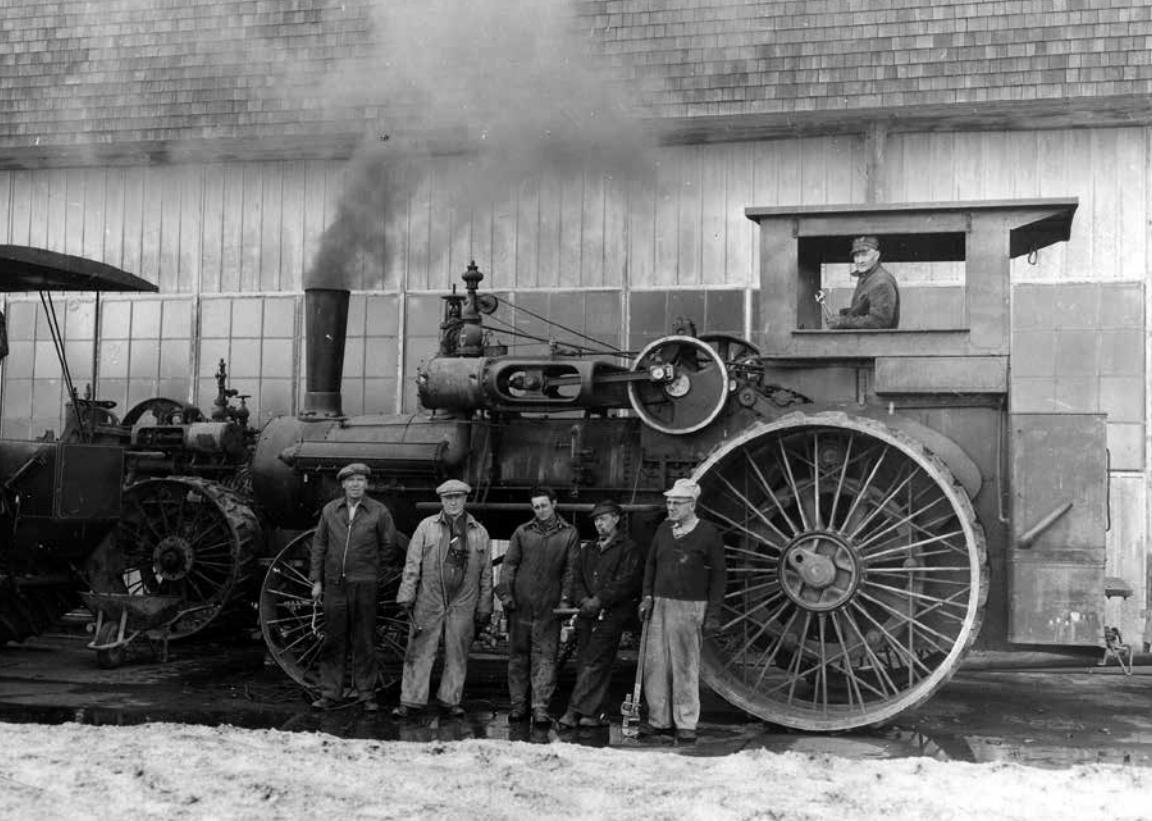
WDM Moose Jaw – Open 1976

Construction of the WDM Moose Jaw began in 1974 at the intersection of Highways 1 and 2. When completed, the building was 10,405 square metres. It was opened on June 26, 1976, with Premier Allan Blakeney officiating the ribbon-cutting ceremony.



WDM Moose Jaw construction site, 1974 or 75

WDM PHOTO



Staff and volunteers with the 32-110 Case (WDM-1973-NB-62), WDM North Battleford, c. 1950
WDM PHOTO

The WDM Through The Years

Early 1940s – 1974

In 2024, the WDM marks 75 years as Saskatchewan's human history museum. There have been a lot of changes since 1949. Join us as we travel back in time in this first in a three-part series sharing the history of the WDM. In this issue, let's see where it all began.

There have been differing stories about whose idea it was to create a museum. Whether it was one or many, what is certain is that many people supported the idea and worked hard to create the Museum we have today.

During the early 1940s, there was demand for metal for the Second World War effort. Abandoned farm equipment that had been used in the early 20th century was being taken in for scrap metal. The disappearance

of these old machines did not go unnoticed. In 1942 - 43, members of the Battlefords Historical Society began to discuss the need to preserve these machines.

Joe Phelps, Saskatchewan's Minister of Natural Resources and Industrial Development was able to secure a provincial government grant of \$10,000 to start an agricultural museum.

A committee led by Phelps, W.C. Wells, a farmer and contractor and Evan Hardy, Dean of Agriculture and Engineering at the University of Saskatchewan, put out a call for old farm machinery. The group arranged to use a stable at Fort Battleford as its first collection depot. As the word spread, more

storage space was needed so the Museum made use of Second World War airport hangars in North Battleford, Saskatoon, Yorkton, Weyburn, Swift Current and Moose Jaw.

With so much equipment coming in, it was time to keep a record of it. On December 11, 1947, the Museum recorded its first entry in its accession register which is where artifact donations are tracked. The first record was for a 15 horsepower, International Harvester gasoline engine (WDM-1973-NB-505).

While artifacts were being collected, the wheels were in motion to create a museum through provincial legislation. The Western Development Museum Act was passed in the Saskatchewan Legislature on April 2, 1949. On April 28, a provincial annual grant was received in the amount of \$15,000. Today, the WDM continues to receive funding from the provincial government to help with operations.

In 1949, WDM hangars in North Battleford and Saskatoon were opened to the public. On June 15, an admission fee of 25 cents per person was introduced at the WDM North Battleford, with a maximum of \$1 per family. Children under 12 were free as were artifact donors. On August 1, the WDM Saskatoon started charging the same fee. In that first year, WDM attendance was 7,109 visitors.

A hangar at the Yorkton airport became the WDM's third location when it opened to the public on June 17, 1951. That same year, a Second World War hangar from Swift Current was dismantled and moved to Saskatoon where it was reconstructed on 11th Street West. The WDM Saskatoon moved to this building in 1952.

In August 1953, the WDM hired George Shepherd as its first Curator. Shepherd was a retired rancher with a passion for Western

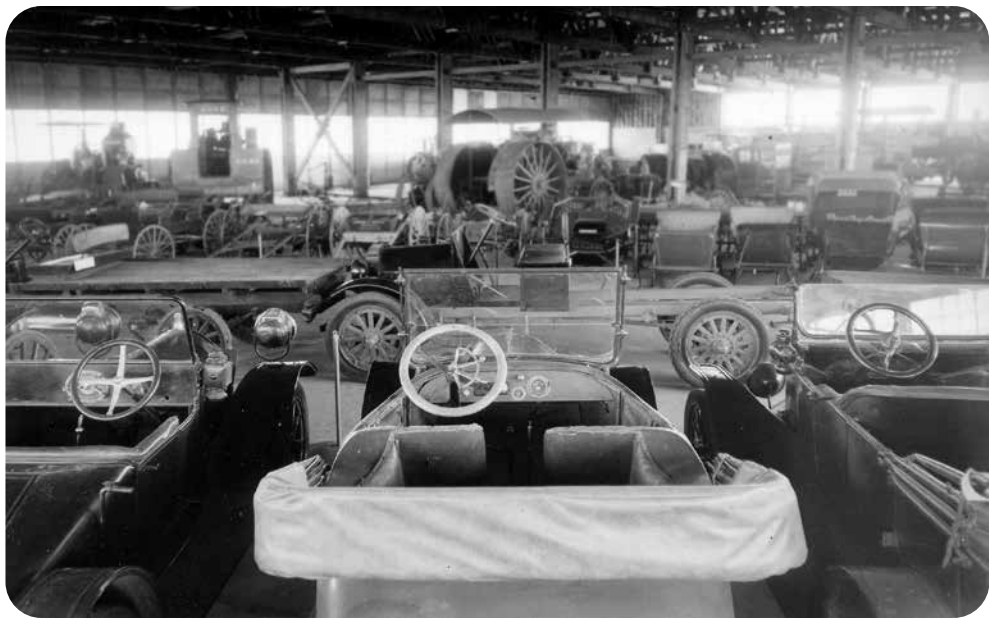


Eva and Joe Phelps at a WDM event, c. 1955
WDM PHOTO

Canadian history. He enjoyed the job so much that he stayed on as Curator until October 1977 when he retired at the age of 87. In recognition of his years of service to the province, Shepherd was presented with an Honorary Doctor of Laws in 1976 by the University of Saskatchewan. The research library located in the WDM's Corporate Office is called the Dr. George Shepherd Library.

1955 was a big year in Saskatchewan. People around the province celebrated the Golden Jubilee which marked 50 years since the province's creation. WDM staff met with Golden Jubilee committees in Saskatoon and Yorkton to plan how the WDM could be involved.

After doing a three-day test run in October 1954, the WDM Saskatoon launched Pioneer Era from July 4 - 9, 1955. The six-day show



WDM Saskatoon at 11th Street West, c. 1952

WDM PHOTO

included farm demonstrations, blacksmithing, entertainment and new exhibits. This was the first time that Whitecap Dakota Nation took part in Pion-Era. They would continue to set up camp and do demonstrations at Pion-Era until 1969. Despite having rain on two of the six days, overall Pion-Era attendance was more than 25,000 people.

On August 17, 1955, the Yorkton Threshermen's Club staged their first threshing show at the WDM Yorkton. The show was called Pion-Era Day and Old-Time Threshermen's Reunion. Besides harvest demonstrations, the day featured Ukrainian and Doukhobor displays and a street dance. The show, now known as the Threshermen's Show and Seniors' Festival, still takes place annually. The WDM North Battleford held their first show, the Threshermen's Reunion, over three days in October 1956.

It was in 1955 that the WDM's first volunteer clubs organized. That year, both the Yorkton Threshermen's Club and the Pioneer Threshermen's Club at the WDM Saskatoon formed. In 1957, the Women's Auxilliary to the Western Development Museum began in Saskatoon. These three volunteer clubs still exist today. Since those early days, the WDM has benefited from the talents of many volunteer groups and individuals who have given their time and talent to the Museum.

Recognizing the need for training on steam engines, the WDM offered its first formal Steam Traction Engine Operation Course in 1959. Fred Leigh of the WDM and members of the Pioneer Threshermen's Club led the course. Over the years, this course has been updated to ensure that it meets provincial safety standards. It is still being offered today.



WDM Yorkton, c. 1973

WDM PHOTO

By the late 1950s, the WDMs were so successful that talks began with local city councils about expansion. In 1956, staff dreamed of expanding the WDM Saskatoon with new interior exhibits, a First Nations encampment and outdoor village. In 1957, Yorkton City Council was approached about allocating land for a new Museum closer to the city. A committee in North Battleford was tasked with finding a desirable new location for the WDM.

In 1960, 60 acres of land was acquired in North Battleford for the WDM. In 1961, a Second World War hangar was moved from Mossbank and reassembled on the site as the new Museum building. Construction began on an outdoor Heritage Village. The opening of the new location was planned to coincide with the City of North Battleford's 50th anniversary celebrations in 1963.

With so much going on, in 1964 staff were hired to handle financial and administrative duties. Although based out of the WDM Saskatoon the new staff assisted with operations at all three Museums.

To celebrate Canada's Centennial in 1967, the WDM mounted a travelling exhibit of steam engines, antique vehicles and small artifacts that visited 30 communities across Saskatchewan. Entry to the exhibit was free of charge. In 1967, attendance hit 158,708 visitors.

Throughout the 1960s, discussions continued about new locations and expansion for the WDMs Saskatoon and Yorkton. By 1971, new locations were found for both. In Saskatoon, although the WDM sought an area in Diefenbaker Park, the City of Saskatoon offered land beside the Exhibition grounds.



WDM Moose Jaw sod turning. WDM Board Chair George Dyck, Moose Jaw Mayor Herb Taylor, MLA Dr. Don MacDonald & Saskatchewan Minister of Labour Gordon Snyder on the plow. Ed Tchorzewski, Minister of Culture and Youth is on the steam engine, 1974

WDM PHOTO

Instead of constructing an outdoor village as originally hoped, an indoor village street called Boomtown would be created to represent what a small town in Saskatchewan might have looked like in 1910. Featured are replica buildings plus one artifact building - St. Peter's Anglican Church (WDM-1973-S-100) from Young. The WDM Saskatoon opened at its Lorne Avenue location on July 11, 1972.

In Yorkton, a spot along Highway 14, which is today known as Highway 16A, was selected for the WDM. Construction got underway on a fully heated 30 x 30 metre building at a cost of \$115,000. Immigration to Saskatchewan was featured in showcase rooms using artifacts from Britain, Germany, Sweden, Ukraine and others. A grand opening was held on September 13, 1972.

In 1973, the WDM joined the computer age as one of the first museums in Canada to join the National Inventory Program which later became known as the Canadian Heritage Information Network or CHIN. The goal of CHIN was to create computerized records of museum artifacts across the country.

Also in 1973, the WDM secured a \$1 million government grant for the construction of a new WDM in Moose Jaw. The theme of this Museum would be transportation. A ceremonial sod turning took place on May 9, 1974 using a steam engine and plow. Construction got underway using the same design as was used for the WDM Saskatoon.

Stay tuned for the next issue of *Sparks* when we start out in 1975 taking a look at the WDM Moose Jaw and head into the 1980s.

Volunteer Week: Every Moment Matters

Celebrating WDM Volunteers

For the past 75 years, volunteers have played a very important role in the WDM and in what we offer to our community. No matter what the task or how much time is given, every volunteer

contribution is valuable. Whether you see the volunteers working with the public or helping behind the scenes, each volunteer contributes to the Museum's success.



Canada's National Volunteer Week takes place from April 14 – 20, 2024. It is a time to celebrate and thank Canada's 24 million volunteers. The theme of National Volunteer Week 2024 is "Every Moment Matters." The theme reflects on how all volunteer contributions improve the quality of our lives and to the health of our communities.

We hope that you'll celebrate the volunteers in your life and that you'll help us celebrate our WDM volunteers. Keep reading to learn about a few of the hundreds of volunteers who share their talents with us to make memories and moments at the WDM.

Virtual Coffee Club

Grab a cup of coffee and join us for our Virtual Coffee Club. Sessions take place via Zoom from 10:00 – 11:00 am. There is no cost but pre-registration is required. Registrations closes at 11:59 pm on the day before the Virtual Coffee Club.

Visit wdm.ca/coffeeclub to register.

**WDM 75th History with Alexis Jones
of the WDM**

Thursday, April 18

Saskatchewan ABCs with Ruth Bitner

Thursday, May 23

**General Motors in Regina with
Dale Johnson**

Thursday, June 27

Every Moment Matters

Greig Pearce



Greig working on the flour mill at the Threshermen's Show and Seniors' Festival, August 2023

WDM PHOTO

"Sure, I'll do it!" is a common phrase uttered by WDM volunteers. On this occasion, it was Greig Pearce who agreed to take on the role of Santa Claus for a WDM public event. A long-time volunteer, Greig was willing to step in where needed. A school program that Greig happily helps with is Celebrate Christmas Past where he has filled the role of Santa's helper and assisted with tractor and wagon rides. Greig told us that he has had children and parents come up to him in stores and elsewhere to thank him for the wonderful Museum experience. Greig loves making children smile so helping with the Celebrate Christmas Past program is the perfect fit.

Greig started volunteering with the Yorkton Threshermen's Club when he was 14 or 15 years old. At the time, the Museum was still located at the Yorkton airport. He volunteered with his family who operated the flour mill at the Threshermen's Show and Seniors' Festival. He has volunteered on the flour mill ever since – learning from his parents how to use the mill and then teaching his own children and grandchildren to operate it. For Greig and wife Maureen, "It's a family thing. We have a good time. That's what it's for, to have fun!"

Thanks to Greig and the whole Pearce family for their years of commitment to the WDM.

Every Moment Matters

Bill Raynor



Bill Raynor, February 2024

WDM PHOTO



Bill working in the shop with fellow volunteer Stan Mills, February 2024

WDM PHOTO

It was around 2015 that WDM volunteer Stan Mills, invited Bill Raynor to check out the WDM North Battleford. As Bill put it, "I came along with him to see what he was working on and decided to keep coming."

Bill works with a group of volunteers at the WDM North Battleford who help out in the shop. These volunteers work on a variety of engines from the WDM's operating equipment collection, which are the machines used in demonstrations. When asked what his favourite thing to do at the WDM is, Bill was clear, "Definitely working on and getting to drive the old Rumely tractor." The 1915 Rumely Gas Pull tractor (WDM-1973-NB-48) was donated to the WDM in 1953.

Besides getting to tinker on old machines, Bill loves the camaraderie of working with the other volunteers... and the dessert treats they occasionally get from the Museum caterer.

You can look for Bill and the Rumely Gas Pull tractor at the History in Motion show at the WDM North Battleford on August 17 and 18, 2024.

Thanks for keeping the engines running, Bill!

Every Moment Matters

Mark & Evelyn Michener



Evelyn and Mark help out at Heritage Day, February 2024

WDM PHOTO

When Evelyn and Mark Michener moved to Moose Jaw from a small town in Ontario, they were looking for a way to contribute to their new community. They found the WDM's website and reached out to learn more about volunteering. What interested them about the WDM Moose Jaw was that, "It gave us an opportunity to couple our appreciation for history and our ability to be more involved especially in our retirement years."

Since starting to volunteer a couple of years ago, the Micheners have enjoyed helping with the A Christmas Long Ago school program, 2nd Annual Every Child Matters Traditional Pow Wow and Gathering, Halloween and Heritage Day. Mark also has a lifelong interest in Canadian railways and steam engines so the WDM Moose Jaw is a great fit. In 2023, Mark enrolled in the Steam Traction Engine Operation Course held at the WDM Moose Jaw. This was his first step towards becoming part of the crew that runs the K+S Potash Canada Short Line 101.

Evelyn and Mark told us that "It is a good feeling to be involved in an important aspect of sharing this country's past and being in contact with the people who come to experience history."

Thanks to Evelyn and Mark for choosing to volunteer and support the WDM!

Every Moment Matters

Ray Fribance, Dennis Stanley & Dave Buck

Dennis Stanley became a volunteer at the WDM Corporate Office in 2015. Like many folks, he was looking for volunteer opportunities in retirement. When his children were growing up, the family loved to visit the WDM so the Museum seemed like a logical choice.

When Dennis started at the WDM, he met Ray Fribance. Ray had been volunteering at the WDM since 2013 on projects ranging from building shelves to helping staff restore a 1930s homemade camper trailer. In 2016, they were joined by Dave Buck. Dave thought the WDM was a good fit for him because of his past work experience and interest in history. Ernie Christensen, a volunteer at the WDM Saskatoon, also joined them at Corporate Office.



Dave (inside the car), Dennis, Ernie and Ray with the 1953 Chevrolet Bel Air, 2018

WDM PHOTO



Ray, Dave and Dennis in the WDM Corporate Office shop, 2017

WDM PHOTO

No task is too big or small for these volunteers – from sorting small parts to building wooden canopies for steam engines. Their projects have included restoration of the 1914 Road Roller and work on Model Ts for exhibit. They worked on the 1953 Chevrolet Bel Air which is fully operational and in use at the WDM North Battleford. For Dave, “Each project has provided the opportunity to learn... I have especially enjoyed researching the various artifacts and seeing projects come to life.”

Currently, Dave, Ray and Dennis are assisting Operating Collections Manager and Chief Engineer Larry Postnikoff with work on a Ford Model A. Combined, these three volunteers have contributed an incredible 4,000 hours to the WDM.

When asked about what they enjoy about volunteering, Dave and Dennis agreed that it's the people. As Dennis put it, “In the end the part of volunteering I enjoy the most is the people. I have learned so much from the other volunteers and the staff of the WDM and look forward to my Thursdays [volunteer day].”

Thanks to Dennis, Dave, Ray, Ernie and all of the volunteers who share their skills with us!



Arlene and Bryan Ryan, February 2024

WDM PHOTO

Every Moment Matters

WDM Saskatoon Blacksmiths

Blacksmithing was always something that interested Bryan Ryan. When the WDM offered its first Introduction to Blacksmithing Course in 1988, Bryan was one of the first to sign up. He has spent thousands of hours honing his skills in the Boomtown Blacksmith Shop and in his own shop. When new 'smiths complete the training course, they need time to sharpen their skills. Bryan is one of the 'smiths who volunteers to work with the new 'smiths in the Boomtown Shop, sharing his years of experience.

Bryan started volunteering before the WDM Saskatoon moved from its 11th Street West location to Lorne Avenue in 1972. He had taken the WDM's steam traction engine operation course and joined the Pioneer Threshermen's Club volunteers to help operate steam engines. Since taking the blacksmithing course, Bryan and his wife Arlene have been regulars in the Blacksmith Shop on Sunday afternoons and during special events.

Arlene is a valuable part of the blacksmith team. While she doesn't blacksmith, she greets visitors and shares stories and information. They both love to visit with folks from all over the world.



Zach Hauser, Brent Northey and Jon Carey, November 2023

PHOTO COURTESY OF BOB AND CATHY ANDERSON



Ashlie Custer, February 2024

WDM PHOTO



Rob Cates, February 2024

WDM PHOTO

Arlene says, "I am glad visitors can ask questions to blacksmiths. It's nice explaining things about the Museum and the Blacksmith Shop."

Experienced blacksmiths Zach Hauser and Brent Northey also help to mentor the new 'smiths. Zach started volunteering in 1982. Like Bryan, he was initially interested in steam engines but became intrigued by blacksmithing. He enjoys the company of the other 'smiths and supports the work of the WDM, "I like the mission of the Museum. I have always been a fan of what it [WDM] does and what it supports. To volunteer and help that along, it is just a bonus." Brent was volunteering with horses at the WDM when he got interested in blacksmithing. After taking the course in 2015, he began working with Bryan and Zach to gain experience. Brent enjoys sharing what he's learned with new 'smiths and Museum visitors while improving his own skills.

Thanks to volunteers like Bryan, Arlene, Zach and Brent, new 'smiths are being mentored. Rob Cates took the course a little over one year ago. He decided he was going to do all the things that he wanted to do as a child which included blacksmithing. Rob enjoys showing visitors what he has learned.

Ashlie Custer and Jon Carey both completed the course recently. They are enjoying the WDM experience. Ashlie loves to bring the Blacksmith Shop to life, "I like talking to all the people. They are so excited [to talk] about blacksmithing." For Jon, it's about learning heritage skills and preserving the past, "Any art or trade that is hands-on has a steep learning curve. Without past generations, we can't learn. You must keep passing it [knowledge] on or else it will be forgotten."

There are blacksmith shops at all WDM locations. Thanks to the amazing crew of volunteer 'smiths who share their skills and bring the WDM to life!

BRAINBUSTERS

WDM History Quiz

We hope you have enjoyed reading about the WDM in *Sparks*. Let's see how closely you were paying attention with this WDM history quiz.

- The first WDM collection depot was at:
 - Fort Walsh
 - Fort Battleford
 - Fort à la Corne
- The Yorkton Threshermen's Club was formed in:
 - 1949
 - 1955
 - 1957
- The first Curator of the WDM was:
 - George Shepherd
 - Evan Hardy
 - Joe Phelps
- The WDM North Battleford opened at the intersection of Highways 5 (now 16) and 40 in:
 - 1959
 - 1961
 - 1963
- Pion-Era at the WDM Saskatoon was launched in:
 - July 1955
 - August 1953
 - October 1956

IT'S A SASK FACT!

Did you know...

In April 2015, the WDM welcomed its **10,000,000th** visitor since officially opening its doors to the public in 1949!

This number includes general visitors, school children and people attending special events.

Search for the Saskatchewan Symbol



Hidden somewhere in this issue of *Sparks* is a Western Red Lily like this one. This lily is Saskatchewan's official flower. Can you find it?

WDM at 75 Word Search

Have some fun looking for words with a connection to the WDM in our anniversary edition word search. Words can be found in any direction (including diagonals) and can overlap each other. Use the word bank below.

P U M D N W O T M O O B F R H
R R E E T N U L O V E I T O T
O R A X D B O X G F K R N M E
T F H I S T O R Y K A R A S I
C O G J H O M E M I P R W N S
A K E X B M I D N Q R K E O I
R I X F O D L S X T O E H W V
T B H F X X S H T O G J C B I
K P I F Y Y Y M A Y R S T I L
F C B W O H S W E A A R A R L
O R I T M I D H E G M E K D A
I I T S K R A P S D S B S S G
E Q S O P T Q X U W X M A J E
S E I R O T S G D T B E S B O
Y B Y M E C H P Z J D M N Z T

Word Bank

BOOMTOWN
EXHIBITS
HISTORY
HOME

MEMBERS
PROGRAMS
SASKATCHEWAN
SNOWBIRDS

SPARKS
STORIES
TOYS
TRACTOR

TRAINS
VILLAGE
VOLUNTEER

Answers on page 25.

My WDM Story with Chellan Hoffman, Calgary, Alberta

“It Still Feels Like Home”



The Hoffman family participates in the Threshermen's Show and Seniors' Festival, 1971

PHOTO CREDIT: CHELLAN HOFFMAN

As we reflect on 75 years of the WDM, we think about the ways the Museum connects with you – our supporters. We are pleased to share a few of your stories in *Sparks*. In this issue you'll meet Chellan (Shelann) Hoffman. Chellan has lived in Calgary for 30 years but still has a deep connection to the WDM Yorkton's Threshermen's Show and Seniors' Festival. Here is her story.

The Yorkton Threshermen's Show and Seniors' Festival has been a part of my life for over 50 years now. The proof of my beginnings is in an old photo from 1971. I am 3 ½ years old, wearing a long pink dress and bonnet, and posing with my Mom and Dad, Doreen and Ernie

Hoffman, in front of a Twin City tractor and an IH W-4. In those days, the WDM was located in an old hangar so the Threshermen's Show and Seniors' Festival took place in the open spaces at the Yorkton Airport. It was during that time that Dad became the steward of WDM's

Fairbanks Morse gas tractor, and I was always thrilled to ride along in the parades.

When the WDM moved to its new building in 1972, here began my summer tradition of hanging out at the Flour Mill with the Threshermen Kids: my best friend Brenda Helm, her brother Brian, my cousins Colleen Guse and Harley Hoffman, and Troy and Charlie Pearce.

In my 20s, I moved to Alberta. I tried to attend the Threshermen's Show and Seniors' Festival whenever I was back in Saskatchewan. I'd watch my parents in action – stooking, flailing grain, pitching hay in threshing demos or grinding grain for flour. I remember one summer, my mom volunteered me to play the famous calliope. I did play organ and piano, so it wasn't an unreasonable request but I was not convinced this was my calling. I gathered the necessary music and took my position. I followed the lead of the calliope players before me and wore ear protection. I found out quickly that it was incredibly difficult to press

the keys down against the steam pressure. Almost every time I pressed a key down, it would create a space beside the neighbouring key that was big enough to trap my finger! And there were a few pounds of pressure you had to push against so when a finger got pinned, it hurt! You had to keep your hands 'poised.' The next day, my mom wrapped my fingers with cotton balls and tape for protection.

When my dad passed away in 1999, the Threshermen's Show and Seniors' Festival became even more special to me. I came back to hear the rhythm of the tractors, the smell of grain dust and connect with the spirit of my dad. It was then that I really appreciated the vision of

the WDM to keep alive the history of farming on the prairies. I watched my dad's brother, Clarence, and my cousin Harley operate their beloved George White steamer and imagined my dad still pitching the sheaves for them, enjoying the reward of working hard and entertaining the crowds.

In my early 40s, I brought my two young sons to the Threshermen's Show and Seniors' Festival. My kids never met their Grandpa Ernie, so this was and is the best way I can connect them. They spent the day with their Granny Doreen – taking a horse-drawn wagon ride, jumping in big piles of straw and eating fresh bread from the clay oven.

In my mid-40s, my Mom moved to Calgary. Our trips back to Saskatchewan became less frequent, but we managed one or two visits to the Threshermen's Show and Seniors' Festival. We'd make a beeline for the Flour Mill to see the Pearce family. For so many years, the ongoing theme between Greig Pearce and my mom was "silly" – silly hats and outfits, silly jokes, silly antics.

In my late 40s, I made a trip out to Yorkton with my husband to visit the Threshermen's Show and Seniors' Festival and to try my hand at stooking. But the landscape was changing – I recognized fewer faces. My Uncle Clarence passed away in 2014, and his son Harley wasn't operating the George



Chellan Hoffman, Brenda Helm (sitting at flour sale table); Greig Pearce, Doreen Hoffman working at the Flour Mill, 1976

PHOTO CREDIT: CHELLAN HOFFMAN



Chellan brings her son Jay to the WDM, 2002

PHOTO CREDIT: CHELLAN HOFFMAN

White steamer. My Auntie Ivis was still helping at the Clay Oven and the Pearce family was still at the Flour Mill. But it was different.

In 2020, my mom passed away. I was in my early 50s. My parents were hard-working farmers, and still they seemed to have endless energy and ideas to share with the Threshermen's Club. I can honestly say that this place brought them pure joy. It was a place they could participate as a couple, and also work together with family, friends and their community to create something pretty special over the years.

I am now in my mid-50s. I was back at the Threshermen's Show and Seniors' Festival in 2023, and brought my 22 year-old son with me. The crowds are smaller now, post-pandemic, but the volunteers were still making it happen – educating and entertaining the visitors. And yes, the Pearce family was still grinding flour, enjoying the energy and keeping it silly. Even though most of us kids drifted away from the Flour Mill after graduation, Troy and Charlie have been the long-time loyal 'grinders' with their parents Greig and Maureen for the last 50 years! No wonder it still feels like home."



Chellan and fellow Thresher-Kid, Harley Hoffman, 2017

PHOTO CREDIT: CHELLAN HOFFMAN



Maureen Pearce, Greig Pearce, Chellan Hoffman & Troy Pearce at the Flour Mill, 2023

PHOTO CREDIT: CHELLAN HOFFMAN

Thank you to Chellan for sharing her memories of the WDM Yorkton and the amazing volunteers. Stay tuned for the next issue of *Sparks* when Chellan shares her adventures in stooking.

What's your WDM story? Share your #WDM memories for a chance to win an exclusive branded WDM prize pack! Terms and conditions apply.

Scan the code to the right or visit wdm.ca/wdmmemories to share your story!



WDM Launches Reminiscence Kits

Reminiscence Kits are filled with artifacts from the 1950s to the 1970s, a time when today's seniors were children and young adults. Explore popular food and drinks, famous movies and music, common household items,

clothing and accessory trends and fads, and significant historic events, both from Saskatchewan and around the world.

The Reminiscence Kit program helps the participants to

reconnect with the diverse social roles they have played throughout their lives. Each Kit also offers conversation prompts for users to discover how their personal stories and experiences connect with the larger history of Saskatchewan.



Reminiscence Kits can be booked for up to a two-week period for a \$75 rental fee. Learn more or reserve a kit by calling your local WDM or visit our website:
wdm.ca/reminiscence.

Brainbuster Answers

WDM History Quiz

1. **B** - The first collection depot was in a stable at Fort Battleford.
2. **B** - The Yorkton Threshermen's Club formed in 1955 and hosted their first Threshermen's Show in August.
3. **A** - George Shepherd became the WDM's first Curator in August 1953.
4. **C** - The WDM North Battleford opened at its new location on May 25, 1963.
5. **A** - In July 1955, the WDM Saskatoon hosted its first Pion-Era. A three-day test run event was held in October 1954 but it was not called Pion-Era.

Search for the Saskatchewan Symbol



The Western Red Lily is on page 6.

WDM at 75 Word Search

WDM MOOSE JAW

Iron Lung

WDM-1973-S-3018

This Emerson iron lung was used at Saskatoon's St. Paul's Hospital. From 1943 - 60, St. Paul's Hospital was the headquarters for Saskatchewan's polio treatment program. Polio is a virus that appears as flu-like aches and quickly progresses to paralysis of limbs and sometimes the chest. The majority of victims were children. Polio was highly contagious and feared until a vaccine was developed in 1955.

The iron lung was needed to treat respiratory polio when victims were unable to breathe. At the height of the polio epidemic in 1953, St. Paul's Hospital had as many as nine iron lungs operating at the same time. Thanks to the positive effects of the vaccine, the St. Paul's Hospital polio clinic closed in 1960.



WDM NORTH BATTLEFORD

Holy Trinity Ukrainian Greek Orthodox Church

WDM-1973-NB-13900

In 1909, a group of recent immigrants from Ukraine formed a committee to build an Orthodox church in the Hafford area. Wasyl Pysklyvets donated four acres of land for a church and cemetery. That year, the group travelled north to Little Shell Lake to gather logs for the foundation. By fall of 1910, All Saints Greek Orthodox Church (later known as Holy Trinity Ukrainian Greek Orthodox Church) was finished and the first holy mass celebrated. Although the exterior was finished, the interior would not be completed until 1917.

This church was donated to the WDM in 1968 and is part of the Heritage Farm and Village.



WDM SASKATOON

1936 Pierce-Arrow Limousine

WDM-1973-S-156

From 1901 - 38, the Pierce-Arrow Motor Car Company of Buffalo, New York produced high quality vehicles like this 1936 Pierce-Arrow Limousine. The company was well known for supplying cars to United States presidents and European royalty. In 1928, Pierce-Arrow was taken over by the Studebaker Company and production of some Pierce-Arrows was moved to their Ontario plant.

The history of the Pierce-Arrow at the WDM Saskatoon is unclear as the serial number plate is missing and the engine number appears to have been intentionally removed. The car was purchased by the WDM from Century Motors in Swift Current but the rest of its history is a mystery.



WDM YORKTON

Root Beer Keg

WDM-1977-Y-43.2.A.B

This root beer keg was used at Stag Billiards in Yorkton. "The Stag" as it was known, opened in August 1919 and, as the name suggests, it was a men's only establishment. Not only a billiards hall, the Stag housed two bowling alleys, a barbershop, cigar stand and a soda fountain. Root beer could be purchased in a tall glass for five cents. As reported in SaskToday on May 12, 2010, "There was such a homey atmosphere that some regular customers brought along a favourite chair to sit in while watching an interesting game."

Stag Billiards was located on the corner of 3rd Avenue South and Broadway Street East until it closed in 1976.



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Monday – Friday 8:30 am – 4:30 pm
Closed statutory holidays



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From: terry.kashuba@yorkton.ca
To: [Amanda Dietz](#)
Subject: New Response Completed for Request to Appear Before Council Form
Date: Thursday, January 25, 2024 12:03:06 PM

CAUTION: External Email

Hello,

Please note the following response to Request to Appear Before Council Form has been submitted at Thursday January 25th 2024 11:59 AM with reference number 2024-01-25-011.

- **First name:**
Terry
- **Last Name:**
Kashuba
- **Committee/Organization name:**
Neighborhood Rep
- **Address:**
[REDACTED]
- **City:**
Yorkton
- **Province:**
Saskatchewan
- **Postal code:**
[REDACTED]
- **Name:**
Terry Kashuba
- **Title:**
Mr
- **Daytime phone number:**
[REDACTED]
- **Email:**
[REDACTED]
- **Date of request:**
1/25/2024
- **Date of council meeting that the presenter is wishing to attend:**
2/26/2024
- **Topic being presented:**
The cities & councils liability in the issue of TA foods Myrtle processing plant
- **Description of request: (Clearly state what is being asked of Council. Provide detailed information about why the information is being presented and the importance to the community)**
Council will be addressed (those that have not already been spoken to about the matter) as to both personal liability as well as to the liability of city as a whole as to negligence of action of city administration in dealing with & the prevention of environmental concerns & violations of the TA foods processing plant and continued operation.

The ongoing nuisance as well as the cities negligence in mitigation of the source of that nuisance.

The potential health hazard that this facility has created which the city has been willfully blind to even though advised of potential adverse health repercussions with potential cause or contributing to fatalities within the zone extending up to and including East to 1st avenue. West to Maple Avenue.

Will request Yorkton City Council to attend and or arrange a public meeting of zone residents to advise of the hazards & what the city plans to do to mitigate any adverse health issues as well as supports they will establish to assist those that have encountered or suffered any adverse effects.

Any further information or reports will be provided prior to the council meeting.

[This is an automated email notification -- please do not respond]



GRAIN DUST

OSHA comments from the January 19, 1989 Final Rule on Air Contaminants Project extracted from 54FR2332 et. seq. This rule was remanded by the U.S. Circuit Court of Appeals and the limits are not currently in force.

CAS: None; **Chemical Formula:** None

A decision by the Occupational Safety and Health Review Commission (Secretary of Labor v. Krause Milling Company, OSAHRC Docket No. 78-2307, April 22, 1986) has held that there was no former OSHA PEL for grain dust. Based on the ACGIH recommendation, OSHA proposed to establish a 4 mg/m³ 8-hour TWA PEL for dust generated from wheat, oats, and barley, and NIOSH (Ex. 8-47, Table N1) supported the proposal. However, in the final rule the Agency is establishing an 8-hour TWA limit of 10 mg/m³ for these dusts. Grain dust is a complex mixture of husk particles, cellulose hairs and spikes, starch granules, spores of fungi, insect debris, pollens, rat hair, and approximately 5 percent mineral particles. The mean particle size of the airborne dusts may be less than 5 μ m. A substantial amount of information was submitted to the record addressing the health evidence and feasibility of attaining a 4 mg/m³ TWA limit in the feed industry (Exs. 3-751, 3-752, 3-755, 8-55, 104, 109, 118, 180, 185, and 198; Tr. pp. 6-247 to 6-319). OSHA has carefully reviewed this evidence and has determined that an exposure limit for grain dust is necessary to reduce the significant risk of adverse respiratory effects associated with exposure to this material. OSHA's review of the health evidence, described below, shows that grain workers will experience adverse respiratory symptoms upon exposure to grain dust levels exceeding the current nuisance dust limit of 15 mg/m³ TWA; this observation was not disputed in the record. Respiratory symptoms are also prevalent among grain dust workers exposed to levels below 10 mg/m³ TWA, as total dust, although these symptoms are diminished compared with those associated with exposure to higher dust levels. Because of uncertainties in establishing a clear threshold exposure level for respiratory effects and in determining the feasibility of the proposed 4 mg/m³ limit (see Section VII, Summary Economic Impact and Regulatory Flexibility Analysis), OSHA is establishing a 10 mg/m³ limit as an 8-hour TWA for wheat, oat, and barley dust to reduce the risk of respiratory disease.

The adverse effects of inhaling grain dust have been known for at least two-and-one-half centuries, dating back to Rammazini who, in 1713, described the respiratory hazards associated with exposure to cereal grain dust. More recently, several epidemiological studies conducted over the past few decades (cited by ACGIH 1986/Ex. 1-3 and Rankin et al. 1986) have demonstrated that exposure to grain dust causes "grain fever," wheezing, chest tightness, productive cough, eye and nasal irritation, and symptoms of chronic respiratory disease. Grain dust may also induce asthmatic reactions via an allergic mechanism, particularly in individuals who are predisposed to developing allergies (i.e., atopic individuals). Thus, OSHA believes that the need for an occupational limit on exposure to grain dust is clear.

The basis for OSHA's proposed 4 mg/m³ limit was a NIOSH-sponsored study of grain workers by Rankin et al. (Study of the Prevalence of Chronic, Non-Specific Lung Disease and Related Health Problems in the Grain Handling Industry, DHHS (NIOSH) Pub. No. 86-117, 1986). A 1980 draft of this study by Rankin and do Pico (Ex. 1-1193) formed the basis for the ACGIH-recommended limit of 4 mg/m³ TWA. This study evaluated the health status of 310 grain handlers in Wisconsin and Minnesota. The grain handlers were selected from eight elevator companies, from state grain inspection agencies, and from longshoring companies. Health status was determined by questionnaire and by physical examination, which

included an assessment of pulmonary function, immunologic evaluation, blood and urine chemistries, and chest roentgenograms. The comparison group that served as controls consisted of 239 city workers who spent the majority of their workdays outside.

From the questionnaires, Rankin et al. (1986) found that the grain handlers had a higher prevalence of respiratory symptoms than did the city workers. The prevalence of respiratory symptoms was highly significant (Rankin et al. 1986, Table 13), and was independent of smoking status. The symptoms reported by grain handlers represented both acute and chronic airways reactions (occupational asthma and chronic bronchitis). Wheezing and/or chest tightness generally started within two hours of beginning the work shift. Episodes of grain fever occurred infrequently; this was attributed by the workers to improved working conditions over the previous three years. Acute recurrent conjunctivitis and rhinitis were reported to occur among most grain workers.

Lung function tests showed that exposure to grain dust had a highly significant adverse effect on pulmonary function (Rankin et al. 1986, Table 30). There was, however, no correlation between reduced pulmonary function and job category, length of employment, or place of work. The lung function decrement observed among grain handlers was not related to smoking history alone; grain handlers who were smokers or ex-smokers showed significant declines in pulmonary function when compared to city workers who were smokers or ex-smokers.

Grain workers who reported symptoms had lower values of ventilatory function than did workers without symptoms. The prevalence of chronic bronchitis symptoms with measured airways obstruction was higher in grain workers than in controls, regardless of smoking history. Chronic bronchitis with airways obstruction was also related to length of employment. Rankin et al. (1986) concluded that these findings "suggest that chronic grain dust exposure may result in chronic obstructive pulmonary disease" (p. 26).

Rankin et al.'s (1986) study also included a work-shift study in which 248 grain workers and 192 city workers were sampled for grain dust exposure during a work shift. Symptoms occurring during the shift were recorded and pulmonary function readings were taken before and after the shift. Only 14 percent of grain workers were exposed to an 8-hour TWA level exceeding 5 mg/m³ total grain dust; 7 percent were exposed above 10 mg/m³. Rankin et al. (1986) reported that grain workers showed a significant excess of cough and expectoration during a work shift in which dust concentrations were below 5 mg/m³. At dust levels between 10 and 15 mg/m³, there was a significantly increased prevalence of wheezing and dyspnea during the shift among grain workers as compared with controls (Rankin et al. 1986, Table II-156). Workers with pre-existing airways obstruction experienced significant pre- to post-shift declines in ventilatory function at dust levels below 10 mg/m³. However, the changes observed in pre- to post-shift pulmonary function did not correlate with the presence of symptoms during the shift.

Rankin et al. (1986) also conducted a short-term (three-year) follow-up study of lung function among grain workers. Their results showed no greater declines in FEV or FVC over the three-year period than could be accounted for by age alone. However, there was a significant decline in other measures of lung function (MMF, Vmax50, Vmax75) among both smoking and nonsmoking grain workers. The authors concluded that, although a grain-dust-related decline in these measures was observed, the long-term effects of smoking on lung function were probably greater than those caused by grain dust.

The ACGIH (1986/Ex. 1-3) recommended the 4 mg/m³ TLV based largely on the following conclusion by Rankin et al. (1986):

- The incidence of respiratory symptoms was higher among grain workers exposed to mean total airborne dust (time-weighted average concentration) of 13.9 mg/m³ when compared to grain workers exposed to 4 mg/m³ or less. In the latter group of grain workers the incidence of symptoms was similar to that found among controls (Rankin et al. 1986, p. 51).

This conclusion by Rankin et al. (1986) was derived by correlating the incidence of respiratory symptoms with workers' subjective estimations of dust levels encountered during the work-shift study; workers who judged their dust exposures during the shift to be "more than average" were exposed to mean dust levels of $13.9 \pm 12 \text{ mg/m}^3$ TWA and had significantly higher incidences of respiratory symptoms than did workers who judged their exposures to be "average" (mean TWA dust exposures of $4 \pm 8.6 \text{ mg/m}^3$). From this observation, the ACGIH (1986/Ex. 1-3) interpreted 4 mg/m^3 to be a no-observed-effect level.

This interpretation of Rankin et al.'s (1986) results was heavily criticized by rulemaking participants. For example, the National Grain and Feed Association (NGFA) (Ex. 8-55) argued:

- OSHA states that the study found that acute bronchial symptoms did not appear among workers exposed at or below 4 mg/m^3 . This figure is in fact an average estimated exposure of $4.21 \pm 8.62 \text{ mg/m}^3$ and...was based on workers' arbitrary interpretation[s] of 'average' exposure. The researchers grossly overstated their results by implying that a specific level of 4 mg/m^3 was an absolute limit below which the incidence of symptoms among workers was similar to [that among] controls (Ex. 8-55, p. 28).

Although it is true that reliance on employees' subjective impressions of the magnitude of dust exposure during a shift is not as precise as taking quantitative samples of dust exposure, it must be emphasized that Rankin et al. (1986) did find a significant excess of respiratory symptoms among grain workers whose TWA exposures were objectively determined, by air sampling, to be less than or equal to 10 mg/m^3 TWA; an excess incidence of wheezing and dyspnea were also reported among grain workers exposed to levels of between 10 and 15 mg/m^3 TWA.

The NGFA also criticized the Rankin et al. (1986) study for failing to address potential biases in the design and administration of the health questionnaire (Ex. 8-55, p. 25). In Appendix C of its submission, the NGFA cites a discussion of questionnaire biases by Gamble and Battigelli (in Patty's Industrial Hygiene and Toxicology, 3rd rev. ed., vol. 1, pp. 129-32, Clayton and Clayton 1981) and states that questionnaires provide a large source of error that must be guarded against," particularly when the questionnaire is self-administered (Ex. 8-55, Appendix C, pp. 3-4). OSHA believes that, although such biases are possible, Rankin et al. (1986) took measures to reduce such biases. First, their study population derives from many workplaces, including eight grain elevators, state grain inspection agencies, and longshoring companies; it thus appears unlikely that the overall results obtained from the questionnaires would be substantially biased as a result of employee dissatisfaction with the working conditions of a particular worksite. Second, Rankin et al. (1986) did rely on trained interviewers to review all questionnaires for completeness and to assist in the completion of a questionnaire when necessary. The use of trained interviewers, according to Gamble and Battigelli (Ex. 8-55, Appendix C, p. 3), may correct such biases. In addition, Rankin et al. (1986) found a correlation between symptoms reported on questionnaires and exposure levels, which suggests that the questionnaire results were not heavily biased.

Despite some of the criticisms of the Rankin et al. (1986) study, these authors' results are consistent with some other published studies of grain workers. Dr. Roy Buchan, Chief of the Occupational Health and Safety Section, College of Veterinary Medicine and Biomedical Sciences at Colorado State University, performed a study of the general health of 31 grain handlers (submitted as part of Ex. 3-751). A total of 204 personal TWA dust samples were taken, of which only six exceeded 10 mg/m^3 . Dr. Buchan found that neither age of facility, smoking history, nor past exposure to grain dust had any significant effect on symptom responses. There was a statistically significant association between grain dust exposure levels and symptom responses. The reported symptoms included nasal and throat irritation, chest discomfort, and phlegm production. Dr. Buchan concluded that, "although the association was mathematically weak but statistically significant, it would rationally be expected that symptom severity would become more pronounced as dust concentrations increase, since dust exposures in this investigation were surprisingly low (mean = 0.7 mg/m^3 TWA)." In a larger study of 390 Canadian grain workers, Cotton, Graham, Li et al. (1983, submitted as part of Ex. 3-751) also reported a significant excess incidence of respiratory symptoms among grain workers despite total dust concentrations generally below 10 mg/m^3 .

Although these studies show a consistent pattern of increased prevalence of respiratory symptoms among grain handlers exposed below 10 mg/m³, the association between low-level exposure to grain dust and the development of chronic pulmonary disease remains open to interpretation. Several studies, including Rankin et al. (1986), Chan-Yeung, Giclas, and Henson (1980/Ex. 1-474), and Broder, Corey, Davies et al. (1985, as cited in Ex. 3-751) have generally not found decrements in pulmonary function associated with long-term exposure to grain dust. In addition, chest roentgenograms have found no evidence of lung scarring or fibrosis (Rankin et al. 1986) among grain handlers. However, symptoms of chronic bronchitis have been frequently noted among grain handlers, including those who have never smoked (Rankin et al. 1986; Cotton, Graham, Li et al. 1983). According to Cotton et al. (1983, as cited in Ex. 3-751, p. 139), "The significance of the increase in chronic bronchitis and cough in workers and wheezing in nonsmoking workers in terms of eventual respiratory disability remains uncertain but the nuisance and discomfort of these symptoms for workers must also be considered."

Because of the conflicting evidence for an association between exposure to grain dust and the development of chronic lung damage, the NGFA (Exs. 8-55 and 180) and the American Feed Industry Association (AFIA) (Ex. 185) take the position that grain dust has been shown to be a nuisance dust. For example, in its post hearing brief, the AFIA stated:

- [F]eed industry workers are generally healthy, and experience no unique adverse health effects resulting from current levels of grain dust exposure. Therefore, setting a PEL for grain dust is unwarranted and unnecessary. The studies relied on by OSHA...fail to show that grain dust, at current levels, is a "harmful physical agent"....Granted, grain dust may have some effect on some individuals' health; however, nothing in the record demonstrates that these effects, at typical current levels, are anything more than reversible and non-serious (Ex. 180, p. 14).

OSHA does not concur with this view. In the studies described above, as well as in others in the record, grain workers have consistently reported an excess prevalence of respiratory symptoms, including chronic bronchitis, at low levels of exposure to grain dust. OSHA believes that these symptoms, even in the absence of definitive evidence of irreversible lung damage, constitute material impairment of health and interfere with the well-being of workers. This was attested to at the informal hearing by Deborah Berkowitz, Director of Safety and Health for the Food and Allied Trades Department, AFL-CIO:

- I want to make it clear that study after study documents a very real acute hazard to grain workers. Living with chronic bronchitis is not a hazard that should go unchecked. In fact, study after study point to the possibility of very real long-term damage from chronic cumulative effects of exposure to grain dust. But even without the possibility of long-term disability, acute hazards clearly pose significant risk[s] to workers (Tr. pp. 6-306 to 6-307)

OSHA concludes that employees are placed at significant risk of respiratory symptoms, including chronic bronchitis, as a result of exposure to grain dust. It is clear that such symptoms occur at grain dust levels exceeding OSHA's former limit for dusts and particulates (15 mg/m³ TWA); in addition, workers have reported symptoms of wheezing and dyspnea upon exposure to dust levels between 10 and 15 mg/m³ TWA. Increases in respiratory symptoms have also been reported to occur among grain workers exposed generally to less than 10 mg/m³, although symptoms are diminished at these lower levels. At this time, it is difficult to identify the threshold at which adverse respiratory effects are likely to occur. This uncertainty is reflected in a post hearing submission by the NGFA (Ex. 118) in which Dr. George Bardwell of the University of Denver performed a statistical analysis of the FEV measurements reported by Chan-Yeung, Giclas, and Henson (1980/Ex. 1-474) in grain workers. Dr. Bardwell estimated that the threshold for reduced FEV is 6.41 mg/m³, with a 95-percent confidence interval of between 0 and 24.4 mg/m³.

In addition, considerable information was entered into the record addressing the technological feasibility of achieving the proposed 4 mg/m³ grain dust PEL (Exs. 3-751, 3-752, 3-755, 8-55, 109, 118, 180, 185, and 198). These data are conflicting, particularly with regard to smaller grain elevators. In light of these uncertainties, OSHA is establishing a 10 mg/m³ 8-hour

TWA limit for grain dust, measured as total dust. OSHA finds that establishing this limit will substantially reduce the risk of adverse respiratory effects that occur at higher levels of exposure. OSHA has also concluded that a 10 mg/m³ TWA limit is technologically feasible (see Section VII).

The American Feed Industry Association (Ex. 185) objected to OSHA's inclusion of oat and barley dust in the definition of grain dust, stating that the studies relied on by OSHA in the NPRM pertaining to oat and barley dust (Darke, Knowelden, Lacey, and Ward 1976; Cockcroft et al. 1983) were not relevant to addressing the effects of exposure to oat and barley dust at levels below 15 mg/m³. However, Rankin et al. (1986) reported in their study, which involved exposure to much lower levels of grain dust, that the types of dust most likely to bring on or aggravate symptoms of cough and/or expectoration were durum wheat and barley, followed by spring wheat, rye, and oat. Least likely were corn, soybean, sunflower, and others. In addition, Mr. George Talley and Mr. Michael Garcia, industrial hygienists at Los Alamos National Laboratory, commented that, according to their personal experience, barley beards are more irritating than wheat dust (Ex. 3-1095). Therefore, OSHA finds that there is sufficient evidence to include oat and barley in the definition of grain dust.

At the informal hearing, Ms. Berkowitz raised the question as to whether OSHA intended to apply the grain dust limit to flour mills and bakeries (Tr. 6-310). To support this position, she submitted several reports describing asthma occurring among bakers; bakers' asthma has been attributed to flour dust exposure (Ex. 3-751). As with all other substances included in this rulemaking, OSHA intends the new limit for grain dust to apply to all workplaces, including flour mills and bakeries where there is the potential for exposure to grain dust.

In the final rule, OSHA is establishing an 8-hour TWA limit of 10 mg/m³ for grain dust, measured as total dust. Grain dusts other than oat, wheat, and barley are regulated under OSHA's generic "particulates not otherwise regulated" PEL of 15 mg/m³ (total particulate) and 5 mg/m³ (respirable fraction). The Agency concludes that this limit will substantially reduce the significant risk of acute and chronic respiratory symptoms and disease associated with exposure to grain dust at the levels formerly permitted by the absence of an OSHA limit. The Agency has determined that the respiratory effects caused by exposure to grain dust represent material impairments of health.

Page last reviewed: September 28, 2011

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Grain dust (oat, wheat, barley)

SYNONYMS & TRADE NAMES

CAS NO.

RTECS NO.

[MD7900000](#)

DOT ID & GUIDE

FORMULA

CONVERSION

IDLH

N.D.
See: [IDLH INDEX](#)

EXPOSURE LIMITS

NIOSH REL
TWA 4 mg/m³
OSHA PEL
TWA 10 mg/m³

MEASUREMENT METHODS

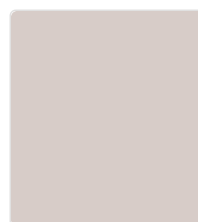
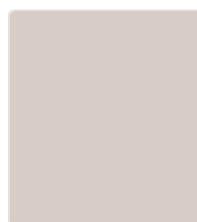
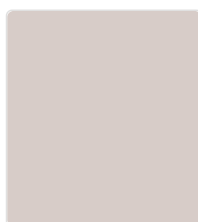
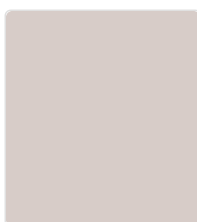
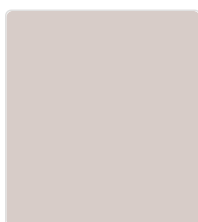
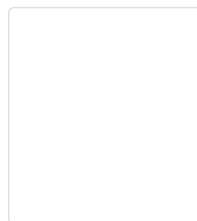
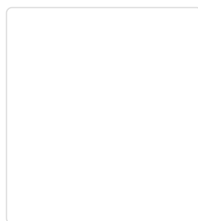
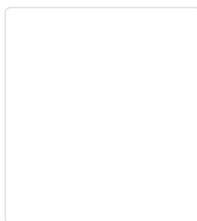
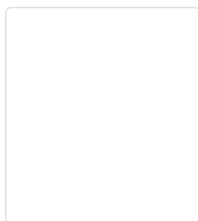
NIOSH 0500
See: [NMAM](#) or [OSHA Methods](#)

PHYSICAL DESCRIPTION

Mixture of grain and all the other substances associated with its cultivation & harvesting.

MOLECULAR
WEIGHT

Properties
depend
upon the
specific
component
of the grain
dust.



INCOMPATIBILITIES & REACTIVITIES

None reported

EXPOSURE ROUTES

inhalation, skin and/or eye contact

SYMPTOMS

irritation eyes, skin, upper respiratory system; cough, dyspnea (breathing difficulty), wheezing, asthma, bronchitis, chronic obstructive pulmonary disease; conjunctivitis, dermatitis, rhinitis, grain fever

TARGET ORGANS

Eyes, skin, respiratory system

PERSONAL PROTECTION/SANITATION

(See protection codes)

Skin:No recommendation

Eyes:No recommendation

Wash skin:No recommendation

Remove:No recommendation

Change:Daily

FIRST AID

(See procedures)

Eye:Irrigate immediately

Breathing:Fresh air

RESPIRATOR RECOMMENDATIONS

Not available.

[Important additional information about respirator selection](#)

SEE ALSO

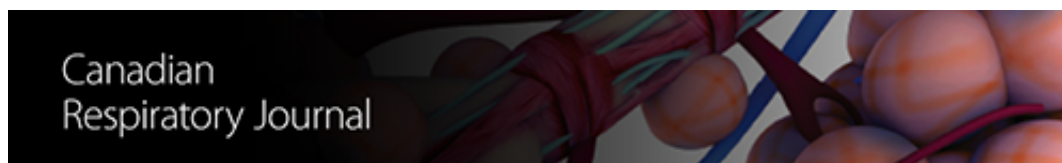
[INTRODUCTION](#)

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Grain dust and lung health: Not just a nuisance dust

[Margaret R Becklake](#), MD

The invitation to contribute to the present issue of the *Journal*, celebrating the 50th anniversary of the Canadian Thoracic Society (CTS), provides me with an opportunity to document what, in my view, is one of the most effective collective interventions in the field of epidemiology and occupational health. The present essay gives the reasons why the Society addressed the question of whether grain dust is not just a nuisance dust, and how it did so. My main source of information is from a 1978 report in the Canadian Lung Association Bulletin ([1](#)).

Grain growing, handling and processing have long been major Canadian industries. In the 1971 census of Canada, there were in Canada approximately 253,000 farmers, farm managers and farm workers; approximately 5000 small elevator workers and 7200 large elevator workers; and approximately 15,000 workers in the flour, feed and seed mills.

The dust to which grain workers are exposed is complex, whether it be wheat, barley, rye, oats or corn. It consists of the grain, hairs from the epicarp and the germ. Plant contaminants include weeds and pollens. Fungi grow in grain depending on its freshness. Rodents may infest it, leaving their spoor. Chemicals may be added to control fungi, arthropods and rodents. Free silica from the soil may be present or incorporated into the plant as phytoliths. Finally, grain workers often handle oil seeds such as sunflower, flax and mustard.

Grain dust had been classified as a ‘nuisance’ dust; it does not, in the view of the influential American Conference of Government and Industrial Hygienists, require regulation because of its ill health effects on exposed workers. This, however, was contrary to the experience of several members of the CTS, who had been involved in an impressive number of epi-demiological research studies of workers in different branches of the grain handling industry before 1977.

THE CANADIAN LUNG ASSOCIATION TASK FORCE

This led the then President of the CTS, Dr Reuben Cherniack, to invite physicians interested in grain dust and its ill effects on health to form a Task Force. Its mandate was to advise the CTS on the present knowledge on health and grain dust; on the most fruitful areas for future study and methodology for early recognition; to consider safety standards; and finally, as a Committee of the CTS, to “provide information to the Society upon which to formulate any views it might express to Government in this area.” (See [Appendix](#) for a list of the members of the Task Force.)

HEALTH STUDIES OF GRAIN HANDLERS IN CANADA UP TO 1977

Fourteen studies were published in this period: three studies among farmers in Saskatchewan and Manitoba (approximately 3200 subjects); four studies among country elevator workers in Saskatchewan and Manitoba (approximately 3520 subjects); three studies among workers in large elevators in Ontario, Quebec and British Columbia (approximately 4794 subjects); and four clinical studies in Saskatchewan, Manitoba and Alberta (154 subjects). Health status was evaluated by questionnaire in 13 studies, by lung function testing in 11 studies, by chest x-ray in seven studies, by skin prick tests in six studies and by a variety of other tests in seven studies.

After reviewing these studies in detail, the Task Force developed the following recommendations: there should be standardization of all research methods (including questionnaires, lung function tests, allergen skin test extracts, blood tests and precipitin tests); and all future studies should include environmental measurements, to be made with the assistance of Environment Canada in selecting sampling sites and in carrying out the measurements. The Task Force also strongly endorsed the recommendation of the Finn Commission (1975) that research should be encouraged and that health surveillance should be instituted for grain workers.

HEALTH STUDIES OF GRAIN HANDLERS IN CANADA FROM 1977 TO 1993

During this period, an impressive series of studies were carried out by members of the CTS all addressing various aspects of the question: “Does exposure to grain dust at work affect health?” These are briefly reviewed in narrative form in the following section, with emphasis on how the

research findings successively brought to light new information, culminating in strong recommendations for control of exposure and health surveillance in the Canadian grain handling industry.

An early study (2) published in 1974 entitled “Hypersensitivity reactions to grain dust” described a series of 17 men, all with respiratory symptoms and a history of exposure to grain dust. The purpose of the paper was “to report on the nature of the pulmonary abnormalities resulting from occupational exposure to grain dust, and the role of immunological mechanisms in the production of these abnormalities.” Methods of study included questionnaires, lung function tests, skin tests and precipitin tests, as well as an inhalation challenge test using grain dust. After analyzing their data, the authors came to the conclusion that “it is still unclear which constituent of grain dust might be the main antigen causing hypersensitivity.” Like other studies published in this era in which chest physicians focused on mechanisms of disease, their subjects of study consisted of patients from a specialty clinic.

In a 1980 study (3) entitled “Chronic bronchitis and decreased forced expiratory flow rates in lifetime nonsmoking grain workers,” the authors examined the role of grain dust, independent of smoking, using a matched case-control design. To match lifetime nonsmoking grain workers with lifetime nonsmoking nongrain workers (a technique used to control for smoking before regression analyses were commonly used), an initial survey in the area identified a series of non-grain workers from the Saskatchewan Hospital Service plan. These individuals were then approached by members of the Saskatchewan Anti-Tuberculosis League who identified the lifetime non-smoking nongrain workers. The prevalence of chronic bronchitis was higher in the grain workers than in the controls (23.1% versus 3.3%; $P=0.01$), and they had significantly lower maximal midexpiratory flow rates. The authors concluded that “exposure to grain dust in lifetime non-smoking grain workers is associated with an increased prevalence of respiratory symptoms and evidence of airflow obstruction.” Also of interest was that six men in the control group turned out to have asthma, whereas there were none among the grain workers. This suggested to the authors a ‘healthy’ worker effect among the grain workers, one of the first studies to do so.

A 1981 study (4) entitled “A follow-up study of the grain elevator workers in the Port of Vancouver” showed that the prevalence of respiratory symptoms and the decline of lung function over time was similar to that obtained in the first survey in these elevators, even though the dust levels were considerably lower in the second survey. Among the 23.5% of workers who followed the authors’ advice to give up smoking at the first survey, the prevalence of cough and sputum had fallen by the second survey. Among the grain workers, the decline in lung function did not correlate with lung function level at the first survey nor with the presence of respiratory symptoms, atopic status or duration of employment. It did, however, correlate with the changes in lung function over one work shift and over one working week at the first survey. This new and

surprising finding suggested to the authors that the acute bronchoconstrictive effect of grain dust may eventually lead to irreversible bronchoconstriction. The authors' final tentative but very important conclusion was that grain dust "should not be regarded as a 'nuisance' dust."

A 1984 study (5) entitled "Host factors affecting longitudinal decline in lung spirometry among grain elevator workers" studied 267 workers in Terminal Elevators in Vancouver who did not change their smoking habits over the six-year period of follow-up. Acute changes in lung function over one work week recorded at the initial survey were, as in the previous study, positively associated with subsequent decline in lung function, as was bronchial hyper-reactivity measured by metha-choline. This test, however, was only carried out at the third survey among these grain elevator workers. Also of interest was the fact that the lung function of current smokers, while significantly lower than that of nonsmokers, was not significantly lower than that of the control group of the same smoking habit (civic workers for the city of Vancouver). This led the authors to speculate that nonsmokers are at a greater risk for developing impaired lung function from grain exposure than smokers. An alternate possibility is that smokers are more resistant to the effects of smoking, evidence of the interesting phenomenon of the 'healthy' smoker effect, analogous to the 'healthy' worker effect. As with previous studies, these authors concluded that the then current threshold limit for grain dust (10 mg/m^3 ; ie, the limit for a 'nuisance dust') should be lowered.

In a 1985 study (6) entitled "Rapid decline in FEV_1 in grain workers: Relation to level of dust exposure" addressed the same issue as in the previous study using a nested case-control design. The 10% of workers with the worst trend in forced expiratory volume in 1 s (FEV_1) (mean annual decline of 100 mL) were significantly more likely to have had a decline over the working week at the initial survey and to have exhibited bronchial hyper-reactivity at the third survey. No relation was found between the OR of being a case and a number of other host factors, including exhibiting immediate skin reactivity to common allergens; a history of asthma, bronchitis or hay fever; or the presence of respiratory symptoms. The authors reiterate the conclusions of the previous two papers that exposure to grain dust at levels greater than 5 mg/m^3 is associated with a serious adverse trend in FEV_1 .

In a 1988 paper (7) entitled "Does seasonal employment in grain elevators increase nonspecific airways responsiveness?", the authors examined 45 grain handlers in the St Lawrence river ports during layoff and again during employment. Airway reactivity was also studied in 56 men of similar age and socioeconomic status who were not exposed to grain dust. Exposure to grain dust and increased airway reactivity have both been associated with increased acceleration in the rate of decline of lung function. The study objective was "to determine whether short-term exposure (to grain dust) increased airway reactivity. Airway reactivity, slightly higher among laid off grain handlers than in the comparison group, decreased more among grain handlers during employment than in the comparison group during the same period of time. The authors concluded

that their results did “not support the hypothesis that seasonal exposure to grain dust increases airway reactivity.” They also suggest that “a mechanism other than the Dutch hypothesis should be explored.” The Dutch hypothesis held that increased airway hyper-responsiveness was a risk factor for chronic obstructive pulmonary disease (COPD) in contrast with the British hypothesis, which implicated chronic mucus secretion as a marker of recurrent infections causing chronic airflow limitation.

In a study (8) entitled “Grain dust and lung function. Dose-response relationships,” the issue implicit in the title was addressed. The authors raised the same issue that was raised in the previous papers, namely whether the allowable exposure level in Canada (then still 10 mg/m^3) should be lowered. To calculate dust exposures, the authors made use of all the environmental dust samples that had been gathered in the Port of Vancouver Terminal Elevators by, or were available to, Labour Canada in the years 1975, 1976, 1978 through 1982, 1988 and 1989. A total of 781 personal samples representing 20 different job titles were used to construct a job-title-period matrix for average dust exposure levels. The matrix was then applied to obtain a value for estimated cumulative and average dust exposure. Significant dose-response relationships were seen for chronic phlegm, breathlessness on exertion, FEV_1 and forced vital capacity (FVC) levels, and longitudinal change. Also, workers with an average estimated exposure between 4 mg/m^3 and 9 mg/m^3 were found to have lower levels for FEV_1 and FVC compared with workers exposed to levels of 4 mg/m^3 or less, despite no differences in the duration of employment. The authors concluded that their “results show a strong relationship between grain dust exposure and both respiratory symptoms and lung function level and decline, and also suggest that the Canadian allowable exposure level of 10 mg/m^3 is too high.” This was a very important result that was generated from an elegantly conducted study combining a great amount of data to address a significant public issue.

In a 1992 study (9) entitled “Decline in spirometric variables in grain workers from start of employment: Differential effect of duration of follow up,” the authors followed 164 young men, 25 years of age or younger, in an annual surveillance program carried out among all the new grain workers. The number of workers who returned for their annual examination after two, three and four years was 16, 31, and 51 respectively. The decline in their FEV_1 from initial values was 224 mL/year , 130 mL/year and 70 mL/year , respectively. Also of interest was the fact that at the initial examination, six workers reported having had asthma; none of these men returned for the second annual examination. The authors note that “studies of dropouts are scarce despite indirect evidence provided by cross-sectional studies for health selection as a factor in dropout.” They then go on to conclude, perhaps too cautiously, that “restriction of analysis to the survivors may underestimate the relation between work and respiratory impairment.”

A 1992 study ([10](#)) entitled “Five cross-sectional studies of grain elevator workers” summarizes the findings in the five studies carried out at three year intervals between 1976 and 1988 at the terminal elevators in British Columbia. Civic workers were studied in the same manner as a referent group. The procedures used included interview-administered questionnaires, spirometry using the same spirometers, allergy skin tests and measurement of dust exposure using personal sampling. Although the dust concentration in the elevators was reduced progressively over the years, grain workers had more respiratory symptoms and lower lung function than the civic workers in each of the five surveys. Exposure to grain dust was associated with a significant reduction of FEV₁ and FVC, but not in the maximum midexpiratory flow rates or in the ratio of FEV₁/FVC%, suggesting that the reduction in volume may be due to lesions in the lung parenchyma or in the small airways. The authors note that “workers who took part in all five surveys tend to be a ‘healthier’ selected group compared with the civic workers.” They conclude that their study has confirmed that grain dust has adverse effects on the lungs and finally that “cross-sectional study of grain workers has proved to be a consistent and useful method to evaluate occupational health hazards.” This conclusion should be heartily endorsed given that cross-sectional studies, often called the ‘work horse’ of occupational epidemiology, tend to be underestimated by researchers and statisticians, especially the latter!

So, with substantial help from members of the CTS, grain dust is now clearly identified as harmful to lung health. In 1996, a paper ([11](#)) entitled “Recommendations for reducing the effect of grain dust on the lungs,” sponsored by the Standards Committee of the CTS, was published in the *Canadian Medical Association Journal*, recommending a permissible exposure limit of 5 mg/m³ to control short-term effects of exposure. The report notes that the economic implications of implementing a lower permissible exposure limit have not been evaluated. Evidence was considered insufficient to determine the level needed to prevent long-term effects. The report also notes that there has been no external review of these recommendations. However, the American Conference of Government and Industrial Hygienists now recommends an 8 h average exposure limit of 4 mg/m³ for wheat, oats and barley. These recommendations were approved by the Standards Committee of the CTS.

It is now time to move on to other questions.

APPENDIX

Canadian Lung Association Task Force Report on the Health of Grain Workers. Task Force Members: M Ahririi (McGill University, Montreal, Quebec); MR Becklake (Chair) (McGill University, Montreal, Quebec); I Broder (Gage Research Institute, Toronto, Ontario); D Cotton (University of Saskatchewan, Saskatoon, Saskatchewan); J Dosman (University of Saskatchewan, Saskatoon, Saskatchewan); S Grzybowski (Vancouver General Hospital, Vancou-

ver, British Columbia); FE Hargreave (St Joseph's Hospital, Hamilton, Ontario); BJ Sproule (University of Alberta, Edmonton, Alberta); K Tse (University of Manitoba, Winnipeg, Manitoba); CPW Warren (Secretary) (St Boniface General Hospital, Winnipeg, Manitoba); M Yeung (Vancouver General Hospital, Vancouver, British Columbia).

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Grain Handling

Overview

OSHA has developed this webpage to provide workers, employers, and safety and health professionals useful, up-to-date safety and health information on grain handling facilities.

What are grain handling facilities?

Grain handling facilities are facilities that may receive, handle, store, process and ship bulk raw agricultural commodities such as (but not limited to) corn, wheat, oats, barley, sunflower seeds, and soybeans. Grain handling facilities include grain elevators, feed mills, flour mills, rice mills, dust pelletizing

plants, dry corn mills, facilities with soybean flaking operations, and facilities with dry grinding operations of soycake.

What are the hazards in grain handling facilities?

The grain handling industry is a high hazard industry where workers can be exposed to numerous serious and life threatening hazards. These hazards include: fires and explosions from grain dust accumulation, suffocation from engulfment and entrapment in grain bins, falls from heights and crushing injuries and amputations from grain handling equipment.

Suffocation is a leading cause of death in grain storage bins. Suffocation can occur when a worker becomes buried (engulfed) by grain as they walk on moving grain or attempt to clear grain built up on the inside of a bin. Moving grain acts like "quicksand" and can bury a worker in seconds. "Bridged" grain and vertical piles of stored grain can also collapse unexpectedly if a worker stands on or near it. The behavior and weight of the grain make it extremely difficult for a worker to get out of it without assistance.

Grain dust explosions are often severe, involving loss of life and substantial property damage. Grain dust is the main source of fuel for explosions in grain handling. Grain dust is highly combustible and can burn or explode if enough becomes airborne or accumulates on a surface and finds an ignition source (such as hot bearing, overheated motor, misaligned conveyor belt, welding, cutting, and brazing). OSHA standards

require that both grain dust and ignition sources must be controlled in grain elevators to prevent these often deadly explosions.

Falls from height can occur from many walking/working surfaces throughout a grain handling facility. Examples of such surfaces include (but are not limited to) floors, machinery, structures, roofs, skylights, unguarded holes, wall and floor openings, ladders, unguarded catwalks, platforms and manlifts. Falls can also occur as workers move from the vertical exterior ladders on grain bins to the bin roof or through a bin entrance.

Mechanical equipment within grain storage structures, such as augers and conveyors, present serious entanglement and amputation hazards. Workers can easily get their limbs caught in improperly guarded moving parts of such mechanical equipment.

Storage structures can also develop hazardous atmospheres due to gases given off from spoiling grain or fumigation. Workers may be exposed to unhealthy levels of airborne contaminants, including molds, chemical fumigants (toxic chemicals), and gases associated with decaying and fermenting silage. Fumigants are commonly used for insect control on stored grain and many have inadequate warning properties. Exposure to fumigants may cause permanent central nervous system damage, heart and vascular disease, and lung edema as well as cancer. These gases may result in a worker passing out and falling into the grain, thus becoming engulfed and suffocating or otherwise injuring themselves.

What can be done to reduce the hazards in grain handling facilities?

When workers enter storage bins, employers must (among other things):

1. Turn off and lock out all powered equipment associated with the bin, including augers used to help move the grain, so that the grain is not being emptied or moving out or into the bin. Standing on moving grain is deadly; the grain can act like "quicksand" and bury a worker in seconds. Moving grain out of a bin while a worker is in the bin creates a suction that can pull the workers into the grain in seconds.
2. Prohibit walking down grain and similar practices where an employee walks on grain to make it flow.
3. Provide all employees a body harness with a lifeline, or a boatswains chair, and ensure that it is secured prior to the employee entering the bin.
4. Provide an observer stationed outside the bin or silo being entered by an employee. Ensure the observer is equipped to provide assistance and that their only task is to continuously track the employee in the bin. Prohibit workers from entry into bins or silos underneath a bridging condition, or where a build-up of grain products on the sides could fall and bury them.
5. Train all workers for the specific hazardous work operations they are to perform when entering and working inside of grain bins.
6. Test the air within a bin or silo prior to entry for the presence of combustible and toxic gases, and to determine if there is sufficient oxygen.
7. If detected by testing, vent hazardous atmospheres to ensure that combustible and toxic gas levels are reduced to non hazardous levels, and that sufficient oxygen levels are maintained.
8. Ensure a permit is issued for each instance a worker enters

a bin or silo, certifying that the precautions listed above have been implemented.

To prevent dust explosions and fires, employers must (among other things):

1. Develop and implement a written housekeeping program with instructions to reduce dust accumulations on ledges, floors, equipment and other exposed surfaces.
2. Identify "priority" housekeeping areas in grain elevators. The "priority" housekeeping areas include floor areas within 35 feet of inside bucket elevators, floors of enclosed areas containing grinding equipment and floors of enclosed areas containing grain dryers located inside the facility. Dust accumulations in these priority housekeeping areas shall not exceed 1/8th inch. Employers should make every effort to minimize dust accumulations on exposed surfaces since dust is the fuel for a fire or explosion, and it is recognized that a 1/8 inch dust accumulation is more than enough to fuel such occurrences.
3. Inside bucket elevators can undergo primary explosions. OSHA's grain handling standard requires that belts for these bucket elevators purchased after March 30, 1988 are conductive and have a surface electrical resistance not exceeding 300 megohms. Bucket elevators must have an opening to the head pulley section and boot section to allow for inspection, maintenance, and cleaning. Bearings must be mounted externally to the leg casing or the employer must provide vibration, temperature, or other monitoring of the conditions of the bearings if the bearings are mounted inside or partially inside the leg casing. These bucket elevators must be equipped with a motion detection device which will shut-down the elevator when

the belt speed is reduced by no more than 20% of the normal operating speed.

4. Implement a preventative maintenance program with regularly scheduled inspections for mechanical and safety control equipment, which may include heat producing equipment such as motors, bearings, belts etc. Preventive maintenance is critical to controlling ignition sources. The use of vibration detection methods, heat sensitive tape or other heat detection methods can help in the implementation of the program.
5. Minimize ignition sources through controlling hot work (electric or gas welding, cutting, brazing or similar flame producing operations).
6. Install wiring and electrical equipment suitable for hazardous locations.
7. Design and properly locate dust collection systems to minimize explosion hazards. All filter collectors installed after March 1988 shall be located outside the facility or located in an area inside the facility protected by an explosion suppression system or located in an area that is separated from other areas by construction having at least a one hour fire resistance rating and which is located next to an exterior wall vented to the outside.
8. Install an effective means of removing ferrous material from grain streams so that such material does not enter equipment such as hammer mills, grinders and pulverizers.

For more information, see OSHA standard ([29 CFR 1910.272](#)).



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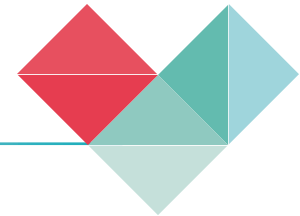
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Grain dust

General information sheet



Exposure to grain dust can potentially cause eye, skin and upper respiratory tract irritation, bronchitic symptoms and chronic decrements in pulmonary function.

Control measures - Ways to reduce employee exposure to grain dust

When considering preventive measures for any hazard in the workplace, one should consider the hierarchy of controls to be implemented. First, try to eliminate the hazard from the workplace by substituting the hazardous substance with one that is not or is less hazardous, if available, to be used for that purpose. Second, try to reduce the exposure to the hazard using engineering controls such as ventilation. Third, provide administrative controls and, if necessary, personal protective equipment including respiratory protection to ensure the health and safety of employees.

1 Ventilation systems

Dust collection system is the most effective control measure to allow the least possible amount of dust to escape. Dust collectors can operate at high efficiencies. The collector's efficiency can be compromised due to a damaged filter, faulty seals or sheet metal leaks, therefore, it is necessary that the equipment be tested on a regular basis for mechanical leaks, and the system's maintenance schedule be developed, including cleaning procedures to ensure the dust collection system is operating at maximum efficiency.

It is important that the ventilation **exhaust stacks** are positioned such that exhausted contaminated air does not recirculate dust back into the building and contribute to the general airborne concentration of dust.

Make-up air inlets should be located away from dust sources.

The most recent edition of the ACGIH® Industrial Ventilation A Manual of Recommended Practice referenced in paragraph 10.17(1)(b) of the Canada Occupational Health and Safety Regulations (COHSR) can be consulted as a guide in selecting the type of dust collector and air filtration system to ensure the recirculated air does not add contaminants into the work environment.

2 Good work practices

Do not use compressed air cleaning. **Very high airborne dust concentrations can introduce the risk of explosion.**

The preferred method for cleaning dust settled on the floor is to use a **vacuum system** equipped with a proper filtration medium. The vacuum system must be appropriate for the task and be maintained as per the manufacturer's instructions.

Sweeping can be used where a vacuum system is not practical. Only **dust cloths** should be used to remove dust from equipment.

3 Personal protective equipment (PPE)

PPE should only be used when engineering controls are not reasonably practicable, e.g., during unloading grain operation, cleaning/maintenance procedures, equipment malfunction, emergencies or other known high-exposure tasks where engineering controls cannot be applied.

The selection, fit testing, maintenance and inspection of **respiratory protection** should be based on the maximum dust concentrations encountered as required by the Canadian Standard Association (CSA) Standard Z94.4, "Selection, care and use of respirators". A respiratory protection program must be in place, which includes employee training and fit testing performed on a regular basis.

Protective clothing such as gloves and coveralls should be used to minimize dermal exposure.

Eye and face protection may also be necessary during excessive dust generating operations and procedures or emergencies, as per the requirements of Part XII of the COHSR.

Measurement - Sampling requirements¹


If there is a likelihood that the health and safety of an employee in a work place is or may be endangered by exposure to grain dust not controlled through the measures described above, the employer shall appoint a qualified person² to carry out a hazard investigation under section 10.4 of the COHSR.

The total grain dust samples must be taken and the concentration determined in accordance with the National Institute for Occupational Safety and Health (NIOSH) Method No. 0500. The calculation of the exposure level using analytical data and the interpretation of the results must be done by a qualified².

Total grain dust is measured using the 37-mm PVC filter and supporting pad in 37-mm cassette filter holder with a personal sampling pump at the flow rate of 1.7 (+/- 0.1) L/min.

¹ Please see the Canadian Occupational Chemical Agent Compliance Sampling Guideline. The Guideline outlines procedures to be followed in workplace hazard investigations.

² Qualified person is an industrial hygienist or a person who has knowledge and experience in industrial hygiene and occupational health.



Measurements are required to be made under normal working conditions, meaning conditions representative of the day after day worker exposure during the regular work activities.

The Time Weighted Average (TWA) is based on a conventional 8-hour workday and 40 hour workweek.

For unusual work schedules, exceeding 8-hour exposures, the adjusted exposure limit should be calculated based on one of the scientifically proven mathematical models used in industrial hygiene practice. One of the models is developed by the University of Montreal and the Institut de recherche Robert-Sauvé en santé et en sécurité du travail (IRRSST) that uses the Haber method to calculate adjusted exposure limits based on the mean weekly hours of exposure per repetitive work cycle.

When sampling for compliance, air samples shall be taken over the full work shift, in the breathing zone of the most highly exposed employees as determined by a qualified person³. Personal air samples are obtained from the breathing zone of employees performing specific tasks and exposed to a specific type of dust where mingling of different types of dusts, if any, is not an issue.

Grain Dust – General Information Sheet

This publication is available for download at canada.ca/publiccentre-ESDC.

It is also available upon request in multiple formats (large print, Braille, MP3, audio CD, e-text CD, DAISY, or Accessible PDF), by contacting 1 800 O-Canada (1-800-622-6232). By teletypewriter (TTY), call 1-800-926-9105.

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³ Qualified person is an industrial hygienist or a person who has knowledge and experience in industrial hygiene and occupational health.









Amanda Dietz

AUTION: External Email

Good Morning Jessica

Sorry for the delay in responding I have been tied up with other matters

The complaint to bylaw is as follows : TA foods Myrtle facility is not in compliance with the zoning bylaw as it violates the Scope as described in City of Yorkton Zoning Bylaw sections 1.5 and 1.4 as being in direct conflict with the requirements of Nuisance & Offensive or Objectionable as creates or liable to create, by reason of noise, vibration, smoke, dust or other particulate matter, odor, toxic or noxious matter, may be or may become hazardous or injurious as regards health or safety or which adversely affects the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure.

I believe we are past the reoccurring interference with "normal enjoyment" and have far exceeded "dust or other particulate matter, odor" The issue now is "hazardous or injurious as regard health or safety " which has been shown in the pictures of the tractor trailers on the street as well as the particulate which can be inhaled which as per the reports sent can cause extreme health issues as well as fatality.

As this also ties into 87.1(b) (iv) (A) (B) of the Cities Act which creates a twin issue as advised previously I alerted city manager to adverse effects and issues raised above as well as speaking to you personally regarding the issues.

**City of Yorkton Municipal Zoning Bylaw
Bylaw No. 14/2003**

Section 1.5

LEGISLATIVE COMPLIANCE

Compliance with the requirements of this Bylaw does not exempt any person from compliance with the requirements of any federal, provincial or municipal legislation, the requirements of any other Bylaw in force within the City or from obtaining any permit, license, permission, authority or approval required by this or any other Bylaw of the City in force from time to time. Nor does compliance exempt any person from compliance with any easement, covenant, agreement or contract affecting the development.

Section 1.4

SCOPE

1.4.1

No building or structure shall hereafter be erected or structurally altered, nor shall any building, structure, land or premises hereafter be used in whole or in part within the limits of the City, except in conformity with the provisions and regulations of this Zoning Bylaw.

1.4.2

Where this Bylaw sets out two or more regulations that could apply to a situation, the most restrictive regulation shall apply.

Nuisance

Anything that in the opinion of Council interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

Offensive or Objectionable

When used with reference to any use or development of any land, building or structure, means a

use or development which, from its nature or from the manner of carrying on same, creates or liable to create, by reason of noise, vibration, smoke, dust or other particulate matter, odor, toxic or noxious matter, radiation hazards, fire or explosive hazards, heat, humidity or glare, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other materials, a condition which, in the opinion of Council, may be or may become hazardous or injurious as regards health or safety or which adversely affects the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure.

Let me know if you have any question and look forward to your response.

Have a Great Week!

Terry Kashuba









*Advertised in the Feb 28, March 6 and March 13 editions

March 13 - March 19, 2024

Next Council Meeting
Monday, March 18, 2024 at 5:00 p.m.

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Yorkton
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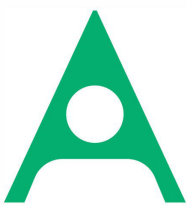
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MARCH 21 IS THE
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OF **Racial Discrimination**

FILM SCREENING AND DISCUSSION



RESERVE 107 - RECONCILIATION ON THE PRAIRIES

Indigenous rights and title to the land remains a taboo topic for many across Canada, but in the small town of Laird, Saskatchewan, an old injustice is providing new opportunities for dialogue, friendship and a fierce determination to right the wrongs of the past.

Screening followed by discussion and presentation about the Treaty Land Sharing Network with former Treaty Commissioner Mary Musqua-Culbertson J.D., and local farmers Paula and Morley Maier.

March 21, 2024
7:00 p.m.

Yorkton Public Library
93 Broadway St. W - Yorkton
use north/back door

FREE ADMISSION



Public Notice

Bylaw No. 3/2024 – Proposed Rezoning of 72 Broadway Street West to Allow for Discretionary Use Consideration of Light Industrial Uses – Amendment to Zoning Bylaw No. 14/2003



Legal Description: Lot 45, Blk/Par A, Plan 93Y11006
Civic Address 72 Broadway Street West
Current Zoning C-1 City Centre Commercial
Proposed Zoning CMI-1 Commercial-Industrial Transitional

Details: Yorkton City Council will consider Bylaw No. 3/2024, an amendment to Bylaw No. 14/2003, to rezone 72 Broadway Street West from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for consideration of light industrial uses on a discretionary basis in adherence with Section 3.5 of Zoning Bylaw No. 14/2003.

Pursuant to *The Planning and Development Act, 2007*, the amendment is to be publicly advertised before Council makes their final decision.

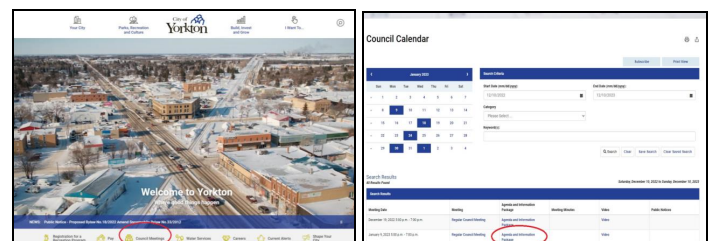
Public Hearing: City Council will hear all persons who are present and wish to speak to the proposed amendment and all written submissions will be read verbatim, unless the submitter is in attendance to speak on the submission, on **Monday, March 18, 2024 at 5:00 p.m. in City Hall Council Chambers, Yorkton, SK.**

Written Submissions: If you wish to provide written comments for Council's consideration, they must be submitted by 9:00 a.m. on Wednesday March 13, 2024. Written submissions must be directed to:

Jessica Matsalla, Director of Legislation and Procedures
In Person: 37 Third Avenue North, Yorkton, SK
Via Mail: Box 400, Yorkton, SK S3N 2W3
Via Email: jmatsalla@yorkton.ca

For More Information:

To see the full report on this application, and the proposed bylaw, please visit www.Yorkton.ca. Click or tap on the "Council Meetings" link and select "Agenda and Information Package" for the February 26, 2024 Regular Council Meeting. The report will be found in the Information Package that follows the Agenda.



Questions regarding the proposed bylaw may be directed to:

Carleen Koroluk, Land Use Planner
Phone: (306) 786-1727
Email: ckoroluk@yorkton.ca

Public Notice

Bylaw No. 2/2024 – Proposed Replacement of Building Bylaw No. 4/2017

Details: Yorkton City Council will consider Building Bylaw No. 2/2024, which is proposed as a replacement to Building Bylaw No. 4/2017. The primary changes proposed in the bylaw are to introduce a regressive (reduced) fee structure for mega projects and to update references to the *Construction Codes Act*. Pursuant to *The Cities Act*, the Bylaw is to be publicly advertised before Council makes their final decision.

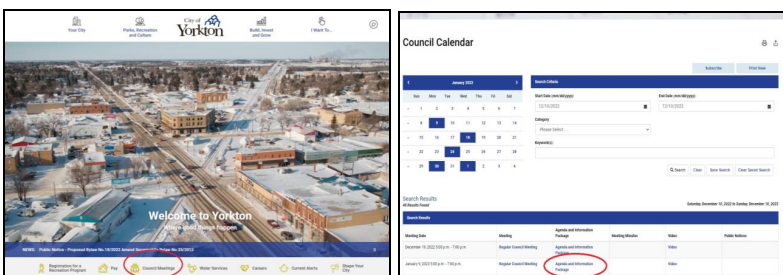
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Jessica Matsalla, Director of Legislation and Procedures
In Person: 37 Third Avenue North, Yorkton, SK
Via Mail: Box 400, Yorkton, SK S3N 2W3
Via Email: jmatsalla@yorkton.ca

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Questions regarding the proposed bylaw may be directed to:

City of Yorkton Building Services Division
Phone: (306) 786-1710
Email: buildingservices@yorkton.ca

GENERAL INQUIRIES: 306-786-1700

Mayor's Office.....306-786-1701
After Hours Emergency.....306-786-1760
Access Communication
Water Park.....306-786-1740
Yorkton Airport.....306-786-1730
Building Services.....306-786-1710
Bylaw Control.....306-786-1725
Central Bookings; Indoor & Outdoor
Facility Rentals.....306-786-1740
City Clerk.....306-786-1717

City Cemetery.....306-786-1750
City Manager.....306-786-1703
City RCMP.....306-786-2400
Engineering Department.....306-786-1710
Environmental Services.....306-828-2470
Fire Hall.....306-786-1795
Gallagher Centre.....306-786-1740
Gloria Hayden
Community Centre.....306-786-1750

Parks, Playgrounds, trees,
Outdoor Spaces.....306-786-1750
Program Registrations.....306-786-1740
Property Sales.....306-786-1730
Public Works.....306-786-1760
Recreation & Community
Service.....306-786-1750
Tax Department.....306-786-1736
Water Billing Department.....306-786-1726

City of Yorkton
37 Third Avenue North, Yorkton, SK S3N 2W3
306-786-1700 Fax: 306-786-6880
City Hall Hours of Operation: Monday to Friday 8:00 a.m. to 4:00 p.m.
www.yorkton.ca

REPORT TO COUNCIL

TITLE: Building Bylaw No. 2/2024 – Replace Building Bylaw No. 4/2017 Public Hearing / 2 nd & 3 rd Readings	DATE OF MEETING: March 18, 2024
	REPORT DATE: March 13, 2024
CLEARANCES:	ATTACHMENTS: <ol style="list-style-type: none"> 1. Council Report – February 26, 2024 (pages 1-4) 2. Draft Bylaw No. 2/2024
Written by: Michael Eger, Director of Planning, Building & Development Michael Eger	
Reviewed by: Jessica Matsalla – City Clerk Jessica Matsalla	
Approved by: Michael Eger – Acting City Manager Michael Eger	

Summary of History/Discussion:

Council considered Bylaw No. 2/2024 for 1st Reading at the February 26, 2024 Regular Council Meeting. The bylaw proposes to update and replace existing Building Bylaw No. 4/2017 with modern references to the Province’s newly adopted *Construction Codes Act*, and to provide a regressive fee structure for mega-sized building projects. The full review is attached to this report.

Public Notice

The proposed Bylaw has been advertised in the local newspaper, at City Hall and on the City website. As of the date of this report, no comments were received.

Implementation

The Bylaw will not come into force until it is executed by the Minister of Government Relations. Administration proposes to retroactively apply fee rates to all Building Permit applications received in 2024. This will affect only one Building Permit application, being the LDC Pea Protein Isolate Plant.

Communication Plan

The updated bylaw will have marginal effects on day-to-day operations and will generally only impact mega-sized building projects. The Building Services Division will update its standard communications and also advise affected applicants.

The regressive fee structure is supported by the Economic Development Division, and will be promoted accordingly.

Options:

1. That proposed Building Bylaw No. 2/2024 be given 2nd & 3rd Readings, and that Administration be directed to apply the newly adopted regressive fee structure to all Building Permits received in 2024.
2. That Administration be provided with alternative direction.

Administrative Recommendation:

1. That Bylaw No. 2/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to Establish Procedures for the Issuance and Enforcement of Building Permits and to Provide for Fees Thereof, which effectively serves to replace Building Bylaw No. 4/2017, be given 2nd Reading this 18th day of March A.D., 2024;
2. That Bylaw No. 2/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to Establish Procedures for the Issuance and Enforcement of Building Permits and to Provide for Fees Thereof, which effectively serves to replace Building Bylaw No. 4/2017, be given 3rd and Final Reading this 18th day of March A.D., 2024 and, subject to approval by the Minister of Government Relations, be entered into the City's bylaw register;
3. That the revised fee structure as contained in Bylaw No. 2/2024 be applied retroactively to all Building Permit applications received after January 1, 2024.

Attachment 1 – February 26, 2024 Report to Council



REPORT TO COUNCIL

TITLE: Building Bylaw No. 2/2024 – Replace Building Bylaw No. 4/2017	DATE OF MEETING: February 26, 2024
	REPORT DATE: March 12, 2024
CLEARANCES:	ATTACHMENTS: <ol style="list-style-type: none">1. Public Notice2. Draft Bylaw No. 2/20243. Bylaw No. 4/2017
Written by: Michael Eger, Director of Planning, Building & Development	
Reviewed by: Jessica Matsalla – City Clerk	
Approved by: Michael Eger – Acting City Manager	

Summary of History/Discussion:

The Construction Codes Act (the “CC Act”) was adopted by the Province and came into force on January 1, 2022. The CC Act replaced the *Uniform Building and Accessibility Standards Act* (the “UBAS Act”) as the legislation which governs the construction and occupancy of buildings in Saskatchewan, and which requires the City to enact a Building Bylaw. Cities were given a long grace period, until January 1, 2029, to update their bylaws to replace UBAS Act references with those contained in the CC Act. The Building Services Division was therefore able to delay these updates until other updates were required.

Recently, the City has been asked by the applicant of a large construction project for Building Permit fee relief. This can only be achieved by changing the Building Bylaw. All of this comes as the Province has renewed contemplation of an Alternative Compliance Model (ACM) for inspecting very large (or “mega”) building projects. The ACM would potentially establish a process whereby contracted engineers and architects, instead of municipally appointed Building Officials, would inspect work for mega construction projects such as mines or grain processing facilities. It is understood that the push behind the ACM is borne out of opposition to high Building Permit fees for these projects and, in the case of some small urban or rural municipalities, a poor level of service in consideration of those fees.

In response to the ACM, City Administration would rather pursue a fee reduction for mega projects than entertain an undefined and untested building inspection and compliance program, and the pitfalls therein. Retaining the current inspection and compliance model would further help us strengthen relationships with large businesses in our City and mitigate our risk and ongoing liability which accrues over the life of a building.

Attachment 1, continued

Fee Review

The Building Permit fee structure for most projects is typically a flat rate based on construction value. Excluding small residential projects and one and two dwellings, fees in Yorkton have been set at \$5 per \$1,000 of construction value, or 0.5%. Under this structure, the fees for mega projects likely exceeds the ratio of administration, plan review, inspection and liability coverage.

A review of other Saskatchewan cities shows that Yorkton's Building Permit fees are already among the lowest of our peer group. Private sector Building Officials provide services throughout the rest of the Province, and while their fees vary, many of the larger firms also charge fees based on rates of construction value and are understood to be similar to fees shown in the table below.

Table 1: Building Permit Fees in Saskatchewan Cities

City	Year	Commercial Fee
Saskatoon	2023	\$10.50 per \$1K
Regina	2023	\$8.00 per \$1K
Prince Albert	2023	\$7.00 per \$1K
Estevan	2017	\$6.00 per \$1K
Humboldt	2013	\$6.00 per \$1K
Moose Jaw	2019	\$6.00 per \$1K
Lloydminster	2012	\$5.50 per \$1K
Weyburn	2023	\$5 per \$1K (min fee of \$2K)
Warman	2012	\$5.00 per \$1K
Martensville	2015	\$5.00 per \$1K
Melfort	2023	\$5.00 per \$1K
Yorkton	2023	\$5.00 per \$1K
North Battleford	2022	\$5.00 per 1K first 100k, \$4.50 per 1K after
Swift Current	2014	\$5.00 per 1K first 100k, \$4.00 per 1K after
Melville	2021	\$4.62 per \$1K

An alternative to flat rate fees would be fee-for-service, but this method would not only increase administrative time to track fees, manage accounts receivable and chase overdue accounts, but would also increase fees for smaller projects that typically demand a disproportionate amount of our staff resources. It also removes the cost certainty that many applicants desire.

For these reasons, Administration would propose a phased regression in our fee structure, with only the largest of projects qualifying for the regressive fee. The proposed structure would halve fees for any construction value exceeding \$5 million, and halve them again for any of the value exceeding \$25 million. Some examples of how this would change fees are shown in the table below.

Attachment 1, continued

Table 2: Examples of Existing & Proposed Fees

		Current	Proposed	
			\$5/\$1K to \$5M	
			\$2.50/\$1K for \$5M-\$25M	
Project	Construction Value	\$5/\$1K	\$1.25/\$1K after \$25M	Savings to Applicant
Example 1	\$ 5,000,000	\$ 25,000	\$ 25,000.00	\$ -
Example 2	\$ 20,000,000	\$ 100,000	\$ 75,000.00	\$ 25,000.00
Example 3	\$ 50,000,000	\$ 250,000	\$ 106,250.00	\$ 143,750.00

Despite the fees being lower, they would still be commensurate to the City's cost for administration, plan review, inspections and inherent liability. This approach would also make Yorkton an industry leader and help demonstrate our acknowledgment and appreciation of the benefit these large projects provide for our community.

It is noted that the fees for residential projects are assigned value based on floor area. With recent construction cost increases, our existing fee structure will fall behind the market. However, the lack of recent home builds in Yorkton indicates that we should not at this time be adding to home-building costs by increasing fees. As such, residential fees are proposed to remain the same.

Other Updates

The other updates proposed in the new bylaw are to swap out references to the UBAS Act with the CC Act, and to replace references to the National Building Code with the Construction Code. The intent of the Building Bylaw is not affected by these changes.

At the same time, we proposed to remove redundant definitions that are otherwise defined in the CC Act and also the *Construction Code Regulations*. The Building Bylaw already states that definitions are in addition to those contained in the Act and the Regulations, so no change is needed to that wording.

The Ministry of Government Relations, under guidance from the Building and Technical Standards Branch, will have to approve the new bylaw before it comes into force. Building and Technical Standards personnel have provided review and suggested edits for the draft bylaw, giving us confidence in proceeding.

Public Notice

If the Bylaw is given 1st Reading, Administration will proceed with the required Public Notice (Attachment 1) including advertisement in the local newspaper, at City Hall and on the City website.

Council Options:

1. That proposed Building Bylaw No. 2/2024 be given 1st Reading, and that Administration be authorized to proceed with Public Notice.
2. That council propose changes to Building Bylaw No. 2/2024 before granting 1st Reading and authorizing public notice.

Attachment 1, continued

3. That Building Bylaw No. 2/2024 be denied for reasons listed by Council.
4. That Administration be provided with alternative direction.

Administrative Recommendation:

That Bylaw No. 2/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to Establish Procedures for the Issuance and Enforcement of Building Permits and to Provide for Fees Thereof, which effectively serves to replace Building Bylaw No. 4/2017, be introduced and given 1st Reading this 26th day of February A.D., 2024, and that Administration be authorized to proceed with the Public Notice process.

Attachment 2 – Draft Bylaw No. 2/2024

City of Yorkton
Saskatchewan

Bylaw No. 2/2024

A Bylaw of the City of Yorkton in the Province of Saskatchewan to Establish Procedures for the Issuance and Enforcement of Building Permits and to Provide for Fees Thereof

WHEREAS, pursuant to Part 4, section 17 of *The Construction Codes Act*, a local authority may make a bylaw to administer and enforce permits for building construction and occupancy;

NOW THEREFORE, the Council of the City of Yorkton in Council assembled hereby enacts as follows:

1. **Short Title**

This bylaw may be cited as “**The Building Bylaw**”.

2. **Provincial Statutes Notwithstanding**

The regulations in this bylaw are in addition to those contained in *The Construction Codes Act* and *The Building Codes Regulations* and *The Energy Code Regulations* of the Province of Saskatchewan.

3. **Definitions**

Definitions contained in *The Construction Codes Act*, *The Building Code Regulations* and *The Energy Code Regulations* shall apply in this bylaw.

Unless otherwise stated, the words and phrases in this section shall have the following meaning when used in context to this bylaw:

Accessory building means a separate building or structure located on the same site as the principal building and includes private detached garages. It does not include a building or structure used for human habitation.

Alteration means a change or extension to any matter, thing or occupancy that is regulated by *The Construction Codes Act*, but does not include an addition.

Attachment 2, continued

Construction Standards means the standards described in Part 2 of *The Construction Codes Act*.

City means the City of Yorkton.

Development Permit means a permit issued by a City of Yorkton Development Officer, that authorizes development or the use of a building or property for the purpose stated in the permit, but does not include a Building Permit.

Dwelling, Manufactured Home means a factory constructed transportable single or multiple section detached dwelling conforming to the CAN/CSA A277 or CAN/CSA Z240 MH series certified standards at the time of manufacture designed with steel frame substructure and is ready for residential occupancy upon completion of set-up in accordance with required factory recommended installation instructions including placement on a foundation and connection to utilities.

Dwelling, Modular means a finished factory constructed single or multiple section dwelling, detached designed with a wood frame substructure intended to be relocated in modules or as a single unit, assembled and placed on a permanent foundation. Finished means fully enclosed on the exterior and interior but may not include interior painting, taping, and installation of cabinets, floor covering, fixtures, heating system, and exterior finishes.

Extra Inspection means an inspection that is requested at a certain stage of construction that is in addition to a typical scheduled inspection conducted by a Building Official.

Finished Grade means the elevation of the finished ground surface at the foundation of a building, or at a specific point or any given location on a lot.

Foundation means that portion of a building structure that transfers the weight of the building into the ground.

Local Authority means the City of Yorkton.

Lot Grading Plan means a plan that specifies design elevations, surface gradients, swale locations, and other drainage information required for lot grading.

Parcel means any quantity of land, consisting of one or more lots, that is capable of being described with such definiteness that its location and boundaries may be established.

Redevelopment means any new construction on a site that has a pre-existing use.

Replacing means to take the place of something that already exists.

Attachment 2, continued

Secondary Suite means a self-contained dwelling unit with a prescribed floor area located in a building or portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity.

Storage Garage means a garage exclusively used for the storage of motor vehicles and where no repair facilities are maintained.

Structure means anything constructed or erected that is located on or in the ground.

The Act means *The Construction Codes Act*.

The NBC means the edition and provisions of the National Building Code of Canada, including revisions, errata and amendments to it, declared to be in force pursuant to the Act and the regulations.

The NECB means the edition and provisions of the National Energy Code of Canada for Buildings, including revisions, errata and amendments to it, declared to be in force pursuant to the Act and the regulations.

The Regulations means *The Building Code Regulations* and *The Energy Code Regulations* as applicable.

Value of Construction means the total cost to the owner for the building construction in its completed form and includes the cost of all building work, materials of construction, building systems, labour, overhead and profit of the contractor and subcontractors.

Attachment 2, continued

4. Scope of the Bylaw

4.1 This bylaw applies to matters governed by the following:

- a) The Act;
- b) The Regulations;
- c) The NBC and
- d) The NECB.

5. Permits – General

5.1 A Building Permit is required for any work regulated under The Act, The Regulations pertaining to The Act and the latest adopted edition of the NBC and the NECB and shall include but not be limited to:

- a) new building construction;
- b) garages and accessory buildings greater than 10m² (107.6ft²);
- c) alteration or addition to an existing building or structure;
- d) secondary suites;
- e) decks over 457mm (18 inch) above grade and/or greater than 5.57m² (60ft²), and roof enclosures over existing or new decks;
- f) basement development of a new or existing dwelling;
- g) swimming pools;
- h) structural changes to existing buildings;
- i) new and used ready to move (RTM) buildings and mobile homes;
- j) change of occupancy or use of an existing building;
- k) demolition of structures greater than 10m² (107.6ft²); and
- l) demolition of interior commercial spaces designed pursuant to Division B, Part 3 of the NBC as determined by Building Services.

5.2 No property owner or property owner's agent shall work, authorize work or allow work to proceed on a project for which a Building Permit is required unless a valid Building Permit has been issued for the work to be done.

5.3 Anyone who commences work without first obtaining a Building Permit, the permit fee shall be doubled.

5.4 Every application for a Building Permit regarding the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy shall be made to the City and shall be accompanied by the required submittal material as described in Section 11 of this bylaw.

Attachment 2, continued

5.5 The City may, at its discretion, have plan review, inspection and other services for the purpose of enforcement of The Act and The Regulations provided by Building Officials designated by the Minister, to assist the City pursuant to subsection 16(5) of The Act.

5.6 The City may, at its discretion have plan review, inspection and other services provided by a person, firm or corporation employed under contract to the City.

5.7 The granting of any permit under this bylaw shall not:

- a) Entitle the grantee, his successor or assigns, or anyone on his behalf to erect any building that fails to comply with the requirements of any building restriction agreement, bylaw, and/or statute affecting the property described in the Building Permit; or
- b) Make either the local authority or its authorized representative liable for damages or otherwise by reason of the fact that a building, the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use or occupancy of which has been authorized by Building Permit, does not comply with the requirement of any building restriction agreement, bylaw, and/or statute affecting the site described in the Building Permit.

5.8 It is the responsibility of the owner to ensure that City infrastructure is not damaged during construction or demolition. In the event that City infrastructure is damaged, it is the responsibility of the owner to repair the damages to the current City standard within 30 days of the completion of the construction or demolition.

6. Partial Building Permits

6.1 In some cases work on a project may need to be expedited. In such instances an application may be made to issue a Building Permit for only a portion of the work prior to the issuance of a Building Permit for the entire project. In such a case, the applicant is responsible to submit complete plans and specifications for the portion of the work requiring a Building Permit.

6.2 The Building Official shall determine at their discretion, whether or not to issue a Partial Building Permit. Where such a permit is issued, the Building Official gives no assurances that a Building Permit for the remainder of the work will be granted.

6.3 Any work completed under a Partial Building Permit shall be subject to the provisions of this bylaw.

Attachment 2, continued

6.4 The fee for a Partial Building Permit is based on the value of construction for the work approved by it.

7. Demolition Permits

7.1 Any existing building, structure or portion thereof within the City may not be demolished without the approval of a Building Official in the form of a Demolition Permit.

7.2 No Building, Demolition or Removal Permit is required for any residential accessory building which is 10m² (107.6 ft²) or less. Notwithstanding the foregoing, the construction of same shall conform to all other requirements of The Act, The Regulations, and City bylaws.

7.3 Residential Demolition Permits expire 30 days from the date of issue. No extension shall be granted without re-application and full permit fee payment (Schedule A).

7.4 Non-residential Demolition Permits expire 90 days from the date of issue. A Demolition Permit may be renewed for an additional 30 days upon written approval from a Building Official and payment of the base permit fee (Schedule A).

7.5 The property owner is responsible for obtaining an approved route from the City for the transportation of debris to an approved location.

7.6 The necessary blocking of any street, lane, or sidewalk during demolition must have prior written approval from the City.

7.7 It is the responsibility of the property owner, at their own expense, to supply and maintain any required barricades or fencing in order to protect the public from the demolition work in progress.

8. Plumbing Permits

8.1 All plumbing permits are to be obtained per the requirements of the latest edition of *The Plumbing Code Regulations*.

9. Occupancy Permits

9.1 No person shall occupy any building without first obtaining an Occupancy Permit from a Building Official.

Attachment 2, continued

9.2 Every building which requires an Occupancy Permit shall comply with the construction requirements for the occupancy group to be housed therein.

9.3 When an Occupancy Permit is refused, the Building Official shall notify the applicant in writing and shall indicate the reason for the refusal.

10. Temporary Occupancy Permits

10.1 The Building Official may issue a Temporary Occupancy Permit for part of a building providing that such temporary occupancy or use would not jeopardize life safety.

10.2 A Temporary Occupancy Permit may be renewed for periods of thirty days. No building shall be occupied under a Temporary Occupancy Permit for a period of more than six months.

10.3 Extra inspections required for the issuance of a Temporary Occupancy Permit are subject to the fees described in Schedule A.

11. Required Application Material

11.1 Every application for a Building Permit to construct, erect, place, alter, repair, renovate, or reconstruct a building shall be made to the Building Official and shall include the following:

- a) A completed Building Permit application form;
- b) Two sets of plans for one and two unit dwellings; and/or
- c) Three sets of plans for all other buildings along with two sets of specifications or other documents (when requested).

11.2 The drawings and documents that are required at the time of Application for any building are to be identified by the City of Yorkton, Department of Building Services. The list of required submittal material may be amended from time to time.

12. Building Permit Issue

12.1 If the work described in an application for a Building Permit, to the best of the knowledge of the Building Official complies with the requirements of this Bylaw, The Act and The Regulations, the City, upon receipt of the prescribed fee, shall issue a Building Permit.

Attachment 2, continued

12.2 Approval in writing is required from the Building Official for any deviation, omission or revision to the work for which a Building Permit has been issued.

12.3 Revised plans may be required from the Building Official for any deviation, omission or revision to the work for which a Building Permit has been issued.

13. Fees

13.1 The permit fees are as prescribed in Schedule “A” of this bylaw.

13.2 The City may estimate the value of construction for the work described in any application for the purpose of calculating the Building Permit fee. This could occur when the applicant for a permit is unsure of the value of construction at the time of application. This estimate will be based on established construction costs.

13.3 The City may, at its discretion, rebate a portion of the permit fee where the final value of construction is less than the initial estimate. It is the applicant’s responsibility to provide all documentation that clarifies the revised value of construction to the Building Official.

13.4 Whenever any work for which a Building Permit is required under the provisions of this Bylaw has commenced without the receiving of the Building Permit; a special inspection of the work completed to date will be required by the Building Official. The fee for this inspection is as prescribed in Schedule A and will be added to the total cost of the Building Permit fee once it is obtained.

13.5 Extra inspections will be charged as prescribed in Schedule A. Extra inspections shall be defined as the following:

- a) Inspections outside regular office hours;
- b) Inspections required due to a revision of approved plans; and
- c) Inspections for the purpose of issuing Temporary Occupancy Permits.

13.6 Extra inspections conducted by a contracted inspection company will be charged as prescribed in Schedule A.

14. Building Permit Expiration

14.1 All Building Permits expire:

Attachment 2, continued

- a) Within one year from the date of issue – Building Permits may or may not be extended only by applying in writing to the Building Official for consideration;
- b) If the work authorized by the Building Permit is not commenced within six months of the date of issue of the Building Permit; or
- c) If the work authorized by the Building Permit is suspended for a period of six months.

14.2 When the Building Permit has expired, it is the responsibility of the applicant to apply for a new Building Permit or request that the Building Official issue a letter allowing the extension of the Building Permit.

14.3 Application for a new Building Permit will be subject to the Building Permit fees applied to a new application as prescribed in Schedule A.

15. Powers and Responsibilities of the City

15.1 The City is responsible for the administration and enforcement of the Building Bylaw.

15.2 The City may, at its discretion, require plan review, inspections and other services for the purpose of enforcing this bylaw.

15.3 The City may, at its discretion, have plan review, inspection and other services provided by a person, firm or corporation employed under contract to the City.

15.4 The City shall keep copies of all applications, and other documentation received as part of a Building Permit application for a period of time as required by law.

16. Powers and Responsibilities of the Building Official

16.1 The Building Official may issue Orders in cases where the provisions of this bylaw have been contravened.

16.2 The Building Official may not assist in the design or layout of any work for the purpose of applying for a Building Permit.

16.3 The Building Official may refuse to issue a Building Permit as a result of the following:

- a) Any required Development Permit has not been obtained;

Attachment 2, continued

- b) The information submitted for plan review is determined to be inadequate or incomplete;
- c) Proposed design, materials and methods of construction do not comply with the requirements of the current adopted edition of the NBC and the NECB; or
- d) Drawings have not been sealed by a registered Architect or Engineer when required.

16.4 The Building Official may revoke a Building Permit by written notice to the Building Permit holder if:

- a) Any deviations from the approved plans are found in the construction;
- b) There is a contravention of any of the conditions of approval under which the Building Permit was issued;
- c) The Building Permit was issued in error; or
- d) The Building Permit was issued on the basis of incorrect or misleading submittal material.

16.5 The Building Official may issue a Stop Work Order in the following circumstances:

- a) Construction work is being performed without a valid Building Permit;
- b) The work is not being performed in accordance with the Building Permit conditions of approval; or
- c) Violations affect the safety of workers or the general public.

17. Enforcement

17.1 If any construction activity is found to be in contravention of this bylaw, the Building Official may take measures as permitted by Part 8 of The Act.

17.2 For the purpose of ensuring compliance with this Bylaw, a Building Official has the legal authority to:

- a) Enter a building where evidence indicates that work is being done without a valid Building Permit;
- b) Order the production of documents, tests, engineers reports, certificates etc. relating to a building;
- c) Take material samples;
- d) Issue notices to owners that order actions to be taken within a prescribed time period;
- e) Eliminate unsafe conditions;

Attachment 2, continued

- f) Complete ordered actions when an owner refuses to comply – the expenses incurred for such work will be added to the tax payable on the property; and
- g) Obtain restraining orders.

17.3 If any building or part thereof is in an unsafe condition due to its faulty construction, dilapidated state, abandonment, open or unguarded condition or any other reason, a Building Official may take any measure as described in Section 17.2 of this bylaw.

17.4 The owner of a building for which a permit has been issued or for which actions are being taken in compliance with an Order, shall give notice in writing to the Building Official as required in section 7 of The Act under the following circumstances, including, but not limited to:

- a) The start and completion of construction;
- b) A change in ownership during any phase of construction; or
- c) An intended partial occupancy prior to the completion of construction.

17.5 Occupation of any building prior to the issuance of an Occupancy or Temporary Occupancy Permit will be subject to the disconnection of water service for that building at the request of the Building Official.

17.6 Any Secondary Suite for which a Building Permit has not been issued that is discovered in a one or two unit dwelling constructed prior to the May 1, 2013 adoption of the 2010 NBC, will be subject to the provisions defined within the current Property Standards Bylaw. Any Secondary Suite discovered in a one or two unit dwelling constructed after the May 1, 2013 adoption of the 2010 NBC, will be subject to the provisions of the current edition of the NBC in force at the time of discovery.

18. Control of Grade Elevations

18.1 Grades for all projects are to follow the requirements of a Lot Grading Plan.

18.2 It is the responsibility of the property owner to ensure that final grading is in conformance with a Lot Grading Plan.

18.3 Any issues that arise that adversely affect a neighboring property, lane or street that are the result of improper adherence to a Lot Grading Plan are the responsibility of the property owner to rectify at their own expense.

Attachment 2, continued

19. Special Conditions

19.1 A Registered Architect or Professional Engineer registered in the Province of Saskatchewan shall be engaged by the property owner for assessment of design and inspection of construction or certification of a building or part of a building where required by a Building Official.

19.2 An up-to-date plan or survey of the site described in a Building Permit application prepared by a Registered Land Surveyor shall be submitted by the property owner where required by a Building Official.

19.3 It shall be the responsibility of the property owner to arrange for all permits, inspections and certificates required by other applicable bylaws, and statutes.

19.4 For a Residential Occupancy, where a garage is attached to a dwelling unit, a fire separation with a 45 minute fire resistance rating will be required between the dwelling unit and the attached garage. Passage doors providing direct access to the dwelling unit from the attached garage will have a twenty (20) minute fire protection rating and shall be designed and installed as per the NBC.

20. Penalties

20.1 Any person who contravenes any of the provisions of this bylaw shall be liable to the penalties outlined in section 39 of The Act.

20.2 Conviction of a person or corporation for breach of any provision of this bylaw shall not relieve them from compliance therewith.

Attachment 2, continued

21. Repealing Bylaw

City of Yorkton Bylaw No. 4/2017, and all amendments thereto, are hereby repealed.

22. Effective Date of Bylaw

This Bylaw shall come into force and take effect from the date on which it is approved by the Minister of Government Relations.

MAYOR

CITY CLERK

Introduced and read a first time this 26th day of February, A.D., 2024.

Read a second time this ___ day of March, A.D., 2024.

Read a third time and adopted this ___ day of March, A.D., 2024.

Attachment 2, continued

SCHEDULE “A”

A Building Permit shall not be issued nor considered valid without payment of fees as prescribed in the following table and shall be determined based on the calculations derived from the following criteria.

1. Building Permit Minimum Fee	\$75.00
(a) Main Floor Level / Additions	\$0.90/ft ² (\$9.69/m ²)
(b) Additional Levels	\$0.40/ft ² (\$4.30/m ²)
(c) Basement Development	\$0.25/ft ² (\$2.69/m ²)
(d) Secondary Suite	\$0.55/ft ² (\$5.92/m ²)
(e) Garages / Accessory Buildings (Attached or Detached)	\$0.35/ft ² (\$3.77/m ²)
(f) Residential Deck	\$80.00
2. Extra Inspections Building Permit fees are based on the service rendered and each project has a standard set of inspections. A single callback inspection to deal with an identified concern is considered to be standard operating procedure. If an inspection requires more than a single callback, this shall be treated as an added service and the Building Permit applicant shall be invoiced for the service.	\$75.00. per inspection
3. Extra Inspections Performed by Contracted Inspection Company	Cost of inspection invoiced to City
4. One and two unit Dwelling and Residential Accessory Building Demolition	\$75.00
5. Multi-dwelling and Commercial Demolition	\$150.00 plus \$8.00 per 1076.4ft ² (100m ²)
6. All Other Construction Not Noted Above	
(a) First \$5,000,000 of construction value	\$5.00 per \$1,000 Construction Value
(b) Next \$20,000,000 of construction value	\$2.50 per \$1,000 Construction Value
(c) After \$25,000,000 of construction value	\$1.25 per \$1,000 Construction Value
7. SAMA Inspection Fee for all Permits	As required by SAMA

TITLE: Bylaw 3/2024 – Amendment to Zoning Bylaw No. 14/2003 – Rezone 72 Broadway Street West, Lot 45, Blk/Par A, Plan 93Y11006 from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional Council Report #2 – Public Hearing/2nd & 3rd Readings	DATE OF MEETING: February 26, 2024
CLEARANCES: Michael Eger, Director of Planning, Building & Development Michael Eger	REPORT DATE: March 13, 2024, 1:26 PM ATTACHMENTS: 1. Council Report from February 26, 2024
Written by: Carleen Koroluk - Planner Carleen Koroluk	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Michael Eger – Acting City Manager Michael Eger	

Summary of History/Discussion:

Administration’s review and analysis of Bylaw 3/2024, a bylaw to amend Zoning Bylaw No. 14/2003 by rezoning 72 Broadway Street West from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for consideration of future light industrial uses, was presented to Council at the February 26, 2024 Council Meeting. A copy of the report is attached for reference (see Attachment 1).

Public Notice:

The proposed bylaw was advertised and circulated in accordance with the City’s public notification requirements, including advertisement in the local paper, at City Hall and on the City website. In addition a direct mail out was sent to nineteen (19) property owners within 75 metres of the subject property.

As of the date of this report, Administration received one phone call in response to the mail out, and while the caller did not identify concerns specifically related to the rezoning, they voiced concerns with current drainage issues in the area and how these could be intensified should additional development of the site occur.

Written submissions and persons wishing to speak to the amendment had the opportunity to present to Council during the Public Hearing.

Planning and Infrastructure Commission

The application was referred to the Planning and Infrastructure Commission at the March 6, 2024 meeting. The Planning and Infrastructure Commission plays an important part in civic government by providing representation from a broad spectrum of the community to assist City Council in their decision making. City Administration provides recommendations for the Commission to consider which are based on sound land use planning practices, including relevant policies and procedures.

The Commission, however, is not bound by the Administrative recommendation and is free to carry any motion they see fit, including recommendations either to approve, to approve with conditions, or to deny applications.

The Commission was agreeable that rezoning the property would allow Council the ability to consider additional light industrial uses at the subject property on a case by case basis and unanimously carried a recommendation that the zoning amendment application be approved by Council.

Council Options:

1. That Bylaw No. 3/2024 be given 2nd and 3rd Reading.
2. That Bylaw No. 3/2024 be denied for reasons listed by Council.
3. That Administration be provided with alternative direction.

Administration Recommendation:

1. That Bylaw No. 3/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to rezone Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007, civically known as 72 Broadway Street West, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for potential future light industrial uses, be given 2nd Reading, this 18th day of March A.D., 2024
2. That Bylaw No. 3/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to rezone Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007, civically known as 72 Broadway Street West, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for potential future light industrial uses, be introduced and given 3rd and Final Reading, this 18th day of March A.D., 2024 and be entered in the City of Yorkton Bylaw Register.

Attachment 1 – Council Report from January 29, 2024



REPORT TO COUNCIL

TITLE: Bylaw No. 3/2024 – Amendment to Zoning Bylaw No. 14/2003 – Rezone 72 Broadway Street West, Lot 45, Blk/Par A, Plan 93Y11006 from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional Council Report #1 – 1st Reading & Public Notice	DATE OF MEETING: February 26, 2024
	REPORT DATE: March 5, 2024, 3:31 PM
CLEARANCES: Michael Eger – Director of Planning, Building & Development	ATTACHMENTS: 1. Zoning Map 2. Aerial View 3. Public Notice 4. Bylaw No. 3/2024
Written by: Carleen Koroluk - Planner	
Reviewed by: Jessica Matsalla - City Clerk	
Approved by: Michael Eger – Acting City Manager	

Summary of History/Discussion:

TA Foods Ltd., a local agricultural food ingredient processing and packaging company, purchased the property at 72 Broadway Street West in 2016 after the Western Grocers Warehouse ceased operations. Since that time, they have continued to use the building as a warehouse facility to support their main production centre located on Myrtle Avenue.

The property is currently zoned C-1 City Centre Commercial (see Attachment 1) and Warehouse Facilities are Discretionary Uses in this district. As the TA Foods warehouse use was not a change to the original use, a new Development Permit was not required in 2016 and following the purchase for warehouse use, office space was also incorporated into the building.

At this time, the owners are contemplating a building addition to provide more warehouse space and they are also considering the addition of “in-house product packaging” at the location. Under the current Zoning Bylaw, an addition to add warehouse space can be considered by Council as a Discretionary Use, however, “packaging of products” is classified as a light industrial use in the Zoning Bylaw and is currently not permitted in the C-1 district. As such, TA Foods has submitted an application to rezone the property to allow for consideration of future light industrial uses. Being that the location is within the C-1 City Centre Commercial zoning district, Administration is recommending consideration of rezoning to CMI-1 Commercial-Industrial Transitional which lists Light Industrial Uses as Discretionary Uses requiring Council approval.

Attachment 1, continued

Administrative Review

The purpose of the CMI-1 Commercial-Industrial Transitional zoning district is to facilitate reinvestment in core commercial and light industrial areas of the city, by firstly encouraging a wide range of commercial-oriented uses in new development and by secondly promoting the rehabilitation of existing light industrial structures and uses. Uses in this zone include all of the uses listed in the C-1 City Centre Commercial zoning district with the addition of low impact light industrial uses as Discretionary Uses.

Should the rezoning to CMI-1 be approved by Council, the owner would then have the ability to apply for a light industrial use (in-house product packaging) as a Discretionary Use and additional information on the scope of that use would be provided at that time for Council's consideration.

In order to evaluate the merits of potential rezoning applications, Planning Services considers each application under the following criteria:

- Is the proposed use compatible with neighboring uses?
- Are the building and property suitable to the proposed use?
- Is there a need in the community for the proposed use?
- Is there a need for additional properties within the zoning sector?
- Would the rezoning transplant an existing business in such a way that it will create a vacancy elsewhere in the City?
- Has the applicant demonstrated their understanding of the potential financial constraints and opportunities that warrants consideration of a rezoning?
- Would the rezoning be perceived as a precedent for which other owners of similarly-zoned properties would expect similar treatment?
- Will the proposed use enhance or revitalize the property and building(s)?

The ~ 68,000 ft² lot is the only property located on the Broadway Street block and has an existing ~27,000 ft² building (see Attachment 2). While there have been additions over the years, the original building was constructed in the early 1940's and was used as a warehouse. The lot is adjacent to the CN Rail tracks on the east side, Laurier Avenue on the west side, Broadway Street West on the north side and a lane along the south side of the property.

Based on the location, site layout and previous use, the building could certainly be conducive to select light industrial uses depending on their scope and their impact to the area.

Continued development of existing properties in the city centre is desirable as noted in Sections 2.5.10 and 3.1.3 of *Our City, Our Future Official Community Plan* (OCP). With regards to policies addressing city centre development, Section 4.2.1.9 of the OCP states that the city should "Support mixed-use developments both in and close to the city centre that will contribute to the viability and vibrancy of the area, particularly during and after traditions office hours."

Attachment 1, continued

Pursuant to the Zoning Bylaw, new builds, including additions, are subject to a number of conditions including on-site storm water management, parking requirements, incremental site improvements and landscaping, endeavouring to enhance, not only the property, but also the surrounding area.

The applicant is an established company that has experience with development and financial implications. As the building and site are currently operating as a support to the existing business on Myrtle Avenue, the ability to expand is a benefit to the owner. At this time, they have requested the rezoning in order to approach project expansion feasibility on a step by step basis. While the first step to rezone the property will have no impact on the existing use, if the rezoning is not approved, there is no benefit in proceeding with more detailed plans for the in-house packaging use at this location.

If the rezoning is approved, any future Discretionary Use application would be analyzed on its own merits, taking into account the scope of the project and the impact to the area.

Based on the above criteria, Administration is supportive of the rezoning request.

Public Notice:

At this time, Administration would like to initiate the public notice process for the required amendments including advertisement in the local newspaper, at City Hall and on the City website, as well as circulation to property owners within 75 metres of the subject property (see Attachment 3).

If authorization for Public Notice is granted, the proposed amendment will also be referred to the Planning and Infrastructure Commission for their input. The Commission's recommendations will be brought back to Council, for their review and decision, in conjunction with the Public Hearing.

OPTIONS:

1. That Bylaw No. 3/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to rezone Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007, civically known as 72 Broadway Street West, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for potential future light industrial uses, be introduced and given 1st Reading, this 26th day of February A.D., 2024, and that Administration be authorized to proceed with the Public Notice process.
2. That Bylaw No. 3/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to rezone Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007, civically known as 72 Broadway Street West, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for potential future light industrial uses, be denied for reasons as listed by Council; or
3. That Administration be provided with alternative direction.

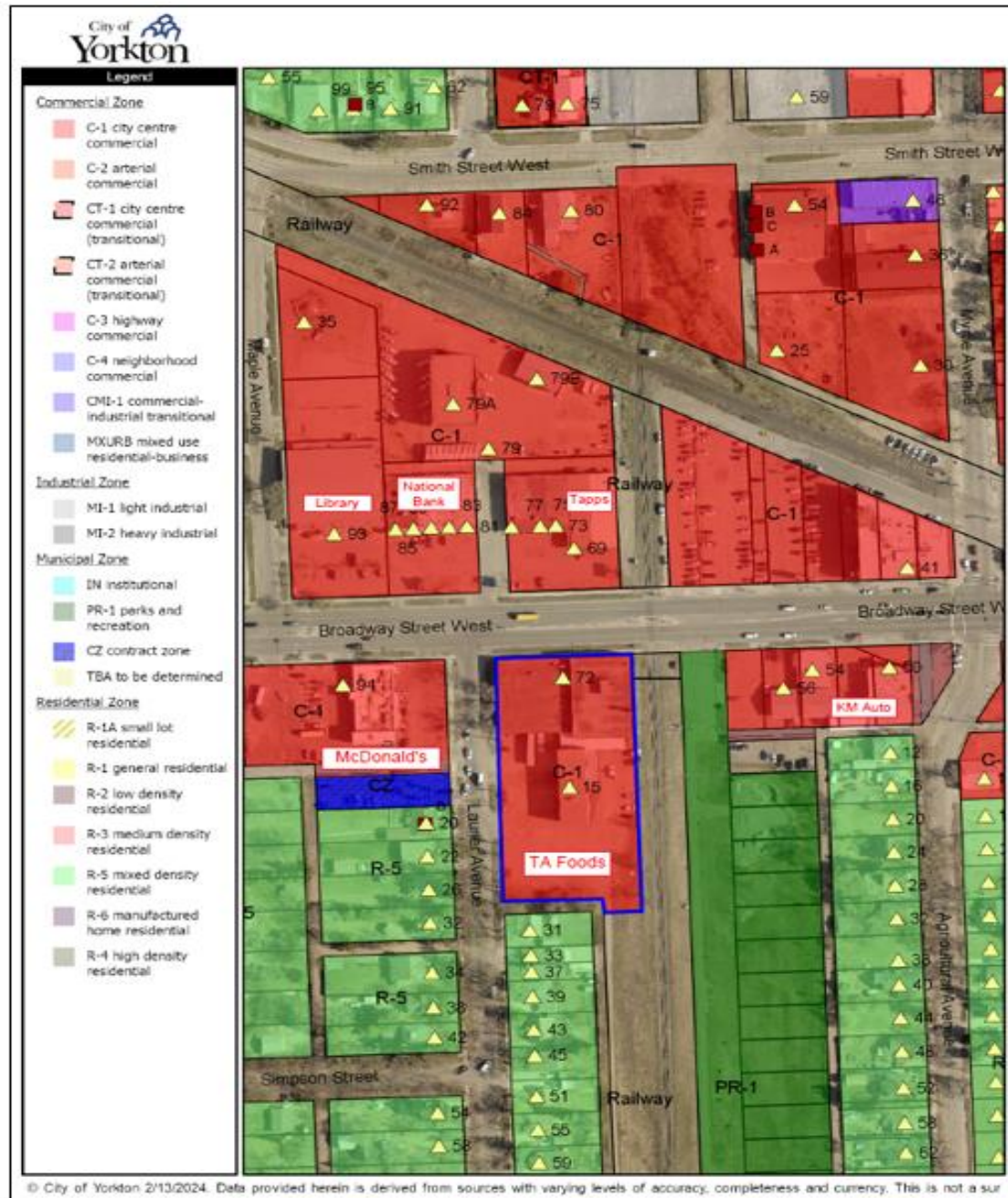
Attachment 1, continued

RECOMMENDATION:

1. That Bylaw No. 3/2024, a bylaw of the City of Yorkton in the Province of Saskatchewan to rezone Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007, civically known as 72 Broadway Street West, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for potential future light industrial uses, be introduced and given 1st Reading this 26th day of February, A.D., 2024, and that Administration be authorized to proceed with the Public Notice process.

Attachment 1, continued

Attachment 1 – Zoning Map



Bylaw No. 3/2024 – 72 Broadway St W from C-1 to CMI-1 - 1st Reading & Public Notice
Page 5 of 10

Attachment 1, continued

Attachment 2 – 72 Broadway Street West – Aerial View – Close Up



Attachment 1, continued

Attachment 3 - Public Notice

Public Notice

Bylaw No. 3/2024 – Proposed Rezoning of 72 Broadway Street West to Allow for Discretionary Use Consideration of Light Industrial Uses – Amendment to Zoning Bylaw No. 14/2003



Legal Description: Lot 45, Blk/Par A, Plan 93Y11006
Civic Address: 72 Broadway Street West
Current Zoning: C-1 City Centre Commercial
Proposed Zoning: CMI-1 Commercial-Industrial Transitional

Details: Yorkton City Council will consider Bylaw No. 3/2024, an amendment to Bylaw No. 14/2003, to rezone 72 Broadway Street West from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional to allow for consideration of light industrial uses on a discretionary basis in adherence with Section 3.5 of Zoning Bylaw No. 14/2003.

Pursuant to *The Planning and Development Act, 2007*, the amendment is to be publicly advertised before Council makes their final decision.

Public Hearing: City Council will hear all persons who are present and wish to speak to the proposed amendment and all written submissions will be read verbatim, unless the submitter is in attendance to speak on the submission, on **Monday, March 18, 2024 at 5:00 p.m. in City Hall Council Chambers, Yorkton, SK.**

Written Submissions: If you wish to provide written comments for Council's consideration, they must be submitted by 9:00 a.m. on Wednesday March 13, 2024. Written submissions must be directed to:

Jessica Matsalla, Director of Legislation and Procedures
In Person: 37 Third Avenue North, Yorkton, SK
Via Mail: Box 400, Yorkton, SK S3N 2W3
Via Email: jmatsalla@yorkton.ca

For More Information:

To see the full report on this application, and the proposed bylaw, please visit www.Yorkton.ca. Click or tap on the "Council Meetings" link and select "Agenda and Information Package" for the February 26, 2024 Regular Council Meeting. The report will be found in the Information Package that follows the Agenda.



Questions regarding the proposed bylaw may be directed to:

Carleen Koroluk, Land Use Planner
Phone: (306) 786-1727
Email: ckoroluk@yorkton.ca

Attachment 1, continued

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Attachment 1, continued

Attachment 4 – Bylaw 3/2024

City of Yorkton
Saskatchewan

Bylaw No. 3/2024

**A bylaw of the City of Yorkton in the Province of Saskatchewan
to rezone Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007,
civically known as 72 Broadway Street West,
from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional
to allow for potential future light industrial uses.**

WHEREAS, pursuant to Section 46(3) of *The Planning and Development Act, 2007*, the Council of the City of Yorkton in the Province of Saskatchewan in Council assembled hereby enacts as follows:

1. That Bylaw No. 14/2003 is amended by rezoning Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007 as shown on Schedule 'A' attached hereto, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional;
2. That the Zoning Districts Map attached to and forming part of Bylaw No. 14/2003, is amended to change the zoning of Lot 45, Blk/Par A, Plan 93Y11006, Parcel 142794007 as shown on Schedule 'A' attached hereto, from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional.

This bylaw shall come into force and take effect on the date of final passing thereof.

MAYOR

CITY CLERK

Introduced and read a first time this ____ day of _____, A.D., 2024.

Read a second time this ____ day of _____, A.D., 2024.

Read a third time and adopted this ____ day of _____, A.D., 2024.

Bylaw No. 3/2024 – Amend Zoning Bylaw No. 14/2003 – 72 Broadway St W from C-1 to CMI-1
Page 1 of 2

Bylaw No. 3/2024 – 72 Broadway St W from C-1 to CMI-1 - 1st Reading & Public Notice
Page 9 of 10

Attachment 1, continued

Attachment 4 – Bylaw No. 3/2024 continued

Schedule 'A'



Bylaw No. 3/2024 – Amend Zoning Bylaw No. 14/2003 – 72 Broadway St W from C-1 to CMI-1
Page 2 of 2

Bylaw No. 3/2024 – 72 Broadway St W from C-1 to CMI-1 - 1st Reading & Public Notice
Page 10 of 10

TITLE: International Day for the Elimination of Racial Discrimination	DATE OF MEETING: March 18, 2024 REPORT DATE: March 8, 2024 9:52 AM
CLEARANCES: Taylor Morrison - Director of Recreation & Community Services Taylor Morrison	ATTACHMENTS: 1. Film Screening Poster 2. Online Forum Poster
Written by: Lisa Washington - Manager of Community, Culture and Heritage Lisa Washington	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Michael Eger - Acting City Manager Michael Eger	

PURPOSE/BACKGROUND

March 21st is designated by the United Nations (UN) as the International Day for the Elimination of Racial Discrimination. It's a day observed all around the world to focus attention on the problems of racism and the need to promote racial harmony. The UN made this designation in 1966 to mark a tragic event that took place on March 21, 1960 in Sharpeville, South Africa when 69 peaceful demonstrators were killed during a protest against apartheid.

Canada was one of the first countries to support the UN initiative and launched its first annual campaign against racial discrimination in 1989. In Saskatchewan, this remains the day when we join with nations around the world to promote a society which is free from all forms of racism. Despite the passing of subsequent years since the Sharpeville tragedy, and dedicated efforts to end racism, many Saskatchewan citizens are still denied respect and opportunities. Racism continues to deny people equality and equity in important areas of their lives including: employment, education, housing and public services.

We are one human family. These words occur in both the Universal Declaration of Human Rights and The Saskatchewan Human Rights Code. There is much diversity in this family and from that diversity, we draw great strength. Remember, our provincial motto translates to "From Many Peoples Strength". Therefore, every person deserves equal consideration.

The Multicultural Council of Saskatchewan (MCoS) has been raising awareness of the benefits of cultural diversity and the dangers of racism since November 22, 1975. MCoS is a provincial not-for-profit, non-governmental agency that works to ensure ethno-cultural survival, strength and prominence and foster opportunities for cross-cultural interaction. They have anti-racism resources online at www.mcos.ca which help people understand the scope of racism.

Our community-based organizations continue to offer a variety of learning opportunities so everyone can learn more about other cultures, their stories, appreciate similarities and differences. There are three events this month, which I encourage you to attend, along with a friend.

On March 21st, at 7:00 p.m., Yorkton Film Festival is partnering with our department, the Yorkton Public Library and MCoS for a film screening of “Reserve 107”. This will be followed by a panel discussion with former Treaty Commissioner Mary Musqua-Culbertson and local farmers Paula and Morley Maier about the Treaty Land Sharing Network.

On March 22nd, the Saskatchewan Parks and Recreation is offering a free online event at 11:00 a.m. “Recognizing and Rejecting Racism”. There is more information on their website, under the events tab at www.spra.sk.ca

The following week, on March 27, MCoS is hosting an online Community Forum “Identifying the Spaces We Hold: an Anti-Racism Conversation”. I’ve included a poster in this report and there is more information online at <https://mcoss.ca/events/march-21/>

FINANCIAL IMPLICATIONS

None

COMMUNICATION PLAN/PUBLIC NOTICE

We are promoting our local event in the in the newspaper and online through our social media platforms. We are also cross-promoting the other online events being offered.

STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)

Recognizing the International Day for the Elimination of Racial Discrimination at this level aligns with the Council’s strategic priorities of creating a sustainable, welcoming and inclusive community.

OPTIONS

1. That Council receive and file this presentation.
2. Provide alternate direction to Administration.

RECOMMENDATION

That Council receive and file the International Day for the Elimination of Racial Discrimination report, and further, encourage residents to be educated and informed on the significance of recognizing this important day.



MARCH 21^{IS} THE
INTERNATIONAL DAY
FOR THE ELIMINATION
OF Racial Discrimination

FILM SCREENING AND DISCUSSION



RESERVE 107 - RECONCILIATION ON THE PRAIRIES

Indigenous rights and title to the land remains a taboo topic for many across Canada, but in the small town of Laird, Saskatchewan, an old injustice is providing new opportunities for dialogue, friendship and a fierce determination to right the wrongs of the past.

Screening followed by discussion and presentation about the Treaty Land Sharing Network with former Treaty Commissioner Mary Musqua-Culbertson J.D., and local farmers Paula and Morley Maier.

March 21, 2024
7:00 p.m.

Yorkton Public Library
93 Broadway St. W - Yorkton
use north/back door

FREE ADMISSION





MARCH 21 IS THE
INTERNATIONAL DAY
FOR THE **ELIMINATION**
OF **Racial Discrimination**

Identifying the Spaces We Hold **An Anti-Racism Conversation**

Online Community Forum

March 27, 2024 2:30 pm - 4:30 pm



Registration

<https://shorturl.at/svJUV>



Moderator
Janelle Pewapsconias



Panelist
Lori Whiteman



Panelist
Jayna Amadasun



Panelist
Sharissa Unger Hantke

TITLE: Municipal Gas Tax – 5 Year Capital Plan	DATE OF MEETING: March 18, 2024
	REPORT DATE: March 5, 2024
CLEARANCES:	ATTACHMENTS: 1) City of Yorkton - 5 Year Capital Plan
Written by: Ashley Stradeski – Director of Finance Ashley Stradeski	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Michael Eger – Director of Planning, Building & Development / Acting City Manager Michael Eger	

PURPOSE/BACKGROUND

The City of Yorkton receives annual funding from the Canada Community Building Fund (formerly known as the Gas Tax Program). This grant is typically used for large scale capital projects. Previous projects using this funding include: Highway #9 improvements, street light improvements, roadway reconstruction, storm water management and most recently the reconstruction of Darlington/Mayhew. We receive approximately \$980,000 annually from this Federal grant, which goes towards the annual capital budget.

DISCUSSION/ANALYSIS/IMPACT

Under our Municipal Gas Tax Fund Agreement (MGTFa), which has been signed and approved by the City, we are required to provide the province with a five year capital plan, updated annually. This plan, attached to this report, is due March 31st. Per the MGTFa, the capital plan must be approved by Council.

The attached plan is a general guideline in order to meet the requirements of the MGTFa. Additionally, as facility priorities and asset management plans evolve; so too will the capital plan. Administration will continue to update the five year plan as priorities and costs are determined, and present to Council for approval each year.

Note that this plan has not undergone the capital budget process; rather, it is a listing of optional potential projects that could be proposed over the next five years and is not inclusive of all potential projects which could arise through our regular capital budgeting process. The purpose of this is to identify to the Province that the City is planning ahead, identifying project needs in advance and taking appropriate steps to achieve long-term goals and funding requirements.

FINANCIAL IMPLICATIONS

Approval and submission of this five year capital plan to the province is a requirement to continue to receive our Gas Tax funding. The City relies on this funding to complete capital projects.

OPTIONS

1. That Council approve the City's Five Year Capital Plan – March 2024, in order to meet the terms of the Municipal Gas Tax Fund Agreement.
2. That Council deny the approval of the City's Five Year Capital Plan – March 2024, for reasons listed by Council.
3. Other direction as Council deems appropriate.

ADMINISTRATIVE RECOMMENDATION(S)

That Council approve the City's Five Year Capital Plan – March 2024, in order to meet the terms of the Municipal Gas Tax Fund Agreement.

CITY OF YORKTON
5 Year Capital Plan
Prepared March 18, 2024

Attachment 1

Landfill - Self Sustaining

	2024	2025	2026	2027	2028	Total
Landfill Master Plan (capping design, transfer station design)	\$ 75,000					\$ 75,000
Leachate Line	\$ 565,000					\$ 565,000
Landfill Storage Building - Design & Construction		\$ 3,000,000				\$ 3,000,000
Compost Pad / Stormwater Pond - Design & Construction				\$ 800,000		\$ 800,000
Existing Landfill Closure - Capping + Transfer Station				\$ 4,300,000		\$ 4,300,000
Phase II Cell - Design & Construction				\$ 5,500,000		\$ 5,500,000
Total Program Cost	\$ 640,000	\$ 3,000,000	\$ -	\$ 10,600,000	\$ -	\$ 14,240,000

Water Works - Self Sustaining

	2024	2025	2026	2027	2028	Total
BHL - Aquifer Investigation	\$ 420,000					\$ 420,000
Utility Vulnerability Assessment & Utility Master Plan	\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000		\$ 750,000
Water Meter Replacement AMI					\$ 1,000,000	\$ 1,000,000
Water Well Improvements (Well 9, 16, 17)	\$ 100,000					\$ 100,000
New Well 13 - Remaining Work	\$ 100,000					\$ 100,000
Water Treatment Chemical Equipment Upgrades	\$ 230,000		\$ 100,000			\$ 330,000
Water Treatment Analyzer Equipment Upgrades		\$ 165,000				\$ 165,000
Water Tower - Inspection/Recoating/Rehab/light up tower	\$ 120,000			\$ 1,250,000		\$ 1,370,000
Water Main Replacement - McBurney	\$ 450,000					\$ 450,000
Water main replacement - Yorkroad	\$ 2,000,000					\$ 2,000,000
Watermain replacement		\$ 500,000	\$ 500,000	\$ 600,000		\$ 1,600,000
Grainmillier Road Watermain Loop (design)		\$ 350,000				\$ 350,000
Well rehab / well demo / Yorklake line inspection	\$ 250,000					\$ 250,000
Well 11 - Well Replacement/New Building/Mechanical/Generator		\$ 400,000	\$ 600,000			\$ 1,000,000
Well 7 - Waterline Replacement (7 - well 6, ~1635m)/Well Replacement/Mechanical				\$ 700,000		\$ 700,000
Well 7 - well replacement / mechanical				\$ 1,000,000		\$ 1,000,000
Well 8 - Well Replacement/Building / Mechanical					\$ 1,000,000	\$ 1,000,000
Well 8 & 9 Waterline - Replace Well Line Under Yorklake (~500m)					\$ 2,000,000	\$ 2,000,000
Well 16 - New Well/Building/Mechanical/Electrical/Line Easements			\$ 1,450,000	\$ 1,450,000		\$ 2,900,000
Well Line from #16 to #15					\$ 3,000,000	\$ 3,000,000
Water Plant - Filter media					\$ 750,000	\$ 750,000
Water Plant Expansion					\$ 12,000,000	\$ 12,000,000
Hwy 10 Repairs	\$ 400,000					\$ 400,000
Park Street Pumping Station	\$ 300,000	\$ 6,250,000				\$ 6,550,000
North Industrial Water Line					\$ 10,000,000	\$ 10,000,000
North Industrial Water Tower - Design/Construction/Installation					\$ 10,000,000	\$ 10,000,000
Total Program Cost	\$ 4,520,000	\$ 7,865,000	\$ 2,850,000	\$ 5,200,000	\$ 39,750,000	\$ 60,185,000

Wastewater Treatment Plant - Self Sustaining

	2024	2025	2026	2027	2028	Total
WPCP Detailed Design	\$ 5,800,000					\$ 5,800,000
WPCP Plant Expansion		\$ 10,000,000	\$ 40,000,000	\$ 20,000,000		\$ 70,000,000
WPCP Redundancy Upgrades		\$ 1,000,000				\$ 1,000,000
WPCP Control Building Roof	\$ 360,000					\$ 360,000
WPCP Hydrovac Upgrades	\$ 500,000					\$ 500,000
Total Program Cost	\$ 6,660,000	\$ 11,000,000	\$ 40,000,000	\$ 20,000,000	\$ -	\$ 77,660,000

Total Self-Sustaining Capital	\$ 11,820,000	\$ 21,865,000	\$ 42,850,000	\$ 35,800,000	\$ 39,750,000	\$ 152,085,000
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CITY OF YORKTON
5 Year Capital Plan
Prepared March 18, 2024

Planning, Building & Development

	2024	2025	2026	2027	2028	Total
Hwy 9 / Hwy 10 Corner Revitalization		\$ 250,000			\$ 250,000	\$ 500,000
Airport - Runway/Taxi/Apron Rehabilitation		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
Airport - New Terminal Building	\$ 600,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,400,000
Airport - Cracksealing & Line Painting	\$ 50,000	\$ 80,000	\$ 50,000	\$ 80,000	\$ 50,000	\$ 310,000
Airport - Runway Lights Upgrades	\$ 50,000		\$ 250,000			\$ 300,000
Airport Equipment - Mower, Loader , Plow Truck, Blower/Sweeper	\$ 60,000	\$ 335,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,145,000
Airport - Maintenance Garage Replacement					\$ 1,000,000	\$ 1,000,000
Total Program Cost	\$ 760,000	\$ 965,000	\$ 850,000	\$ 630,000	\$ 1,850,000	\$ 5,055,000

Engineering & Asset Management

	2024	2025	2026	2027	2028	Total
Drainage Plan - Victoria Ditch				\$ 350,000	\$ 4,200,000	\$ 4,550,000
Traffic Pole Replacement @ Intersections	\$ 670,000		\$ 450,000		\$ 450,000	\$ 1,570,000
Smith Street (HWY 16) Culvert Replacement		\$ 850,000				\$ 850,000
York Road East Culvert Replacement			\$ 150,000			\$ 150,000
31 Laurier Backlane Development		\$ 122,000				\$ 122,000
JC Beach Storm Sewer Replacement			\$ 435,000			\$ 435,000
Dunlop Backlane Development			\$ 112,000			\$ 112,000
Intersection Signals - Hwy 9 & King St		\$ 2,700,000				\$ 2,700,000
Sully Avenue North Reconstruction	\$ 400,000	\$ 7,700,000				\$ 8,100,000
Intersection Signals - Hwy 9 & Queen St				\$ 1,700,000		\$ 1,700,000
Mayfair Avenue Development			\$ 160,000			\$ 160,000
Intersection Upgrade - Hwy 9 & York Road					\$ 3,000,000	\$ 3,000,000
South Access @ Roundhouse Subdivision (National Street)			\$ 800,000			\$ 800,000
Intersection Signals - Hwy 9 & Potoski Road				\$ 2,000,000		\$ 2,000,000
Timber Bridge Repairs - Landfill Road			\$ 300,000			\$ 300,000
York Road Underground Utilities	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000			\$ 6,000,000
York Road Reconstruction	\$ 3,100,000					\$ 3,100,000
Fleet Purchases	\$ 450,000	\$ 1,300,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 3,850,000
City Hall Elevator Modernization	\$ 225,000					\$ 225,000
Downtown Streetlights Upgrade	\$ 185,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 425,000
Pedestrian Crossing Signals	\$ 137,000	\$ 56,000	\$ 66,000	\$ 50,000	\$ 50,000	\$ 359,000
Highway 10 East Upgrades (UHCP)	\$ 460,000					\$ 460,000
York Lake Road Paving					\$ 2,500,000	\$ 2,500,000
City Hall - replace condensor unit			\$ 130,000			\$ 130,000
City Hall - replace roof			\$ 500,000			\$ 500,000
City Hall - update building management system (BMS)					\$ 100,000	\$ 100,000
Yorkton Transit Van		\$ 110,000	\$ 110,000			\$ 220,000
Access Transit Bus Replacement			\$ 110,000	\$ 120,000		\$ 230,000
Total Program Cost	\$ 7,627,000	\$ 14,898,000	\$ 6,083,000	\$ 4,980,000	\$ 11,060,000	\$ 44,648,000

Public Works

	2024	2025	2026	2027	2028	Total
Gladstone Ave Improvements & Reconstruction		\$ 200,000				\$ 200,000
Resurfacing/Overlay Program	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
Total Program Cost	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000

CITY OF YORKTON
5 Year Capital Plan
Prepared March 18, 2024

Pathways

	2024	2025	2026	2027	2028	Total
Weinmaster Park Pathway Paving			\$ 1,000,000			\$ 1,000,000
Heritage Heights Pathway Paving				\$ 200,000		\$ 200,000
Riverside Terrace Park Pathway Paving				\$ 400,000		\$ 400,000
Drake Field Pathway Paving					\$ 80,000	\$ 80,000
Gallagher Centre to Ravine Pathway Paving					\$ 80,000	\$ 80,000
Kinsmen Arena to Sacred Heart Pathway Paving					\$ 140,000	\$ 140,000
Total Program Cost	\$ -	\$ -	\$ 1,000,000	\$ 600,000	\$ 300,000	\$ 1,900,000

Gallagher Centre

	2024	2025	2026	2027	2028	Total
Fencing & Gate Upgrades	\$ 50,000					\$ 50,000
North Fire Lane Paving	\$ 50,000					\$ 50,000
Rooftop Replacement Program	\$ 50,000					\$ 50,000
Water Park Swirl Pool UV Filter System	\$ 125,000					\$ 125,000
Exterior Pylon Sign Digital Screen	\$ 100,000					\$ 100,000
Westland Arena Speaker Replacement	\$ 70,000					\$ 70,000
Ice Resurfacer Replacement - Phase 1		\$ 150,000				\$ 150,000
Water Park Lap Pool & Wave Pool UV		\$ 360,000				\$ 360,000
Water Park Sand Filter Replacement		\$ 1,000,000				\$ 1,000,000
Convention Centre LED Lighting Upgrade			\$ 100,000			\$ 100,000
Roof Top Replacement			\$ 100,000			\$ 100,000
Compact Wheeled Loader			\$ 100,000			\$ 100,000
Ag Pavilion Recreation Facility Space			\$ 250,000			\$ 250,000
Common Area Flooring Replacement			\$ 300,000			\$ 300,000
Water Park Men's Change Room Upgrades			\$ 30,000			\$ 30,000
Ice Covering System				\$ 300,000		\$ 300,000
Building Plumbing Upgrades				\$ 100,000		\$ 100,000
Sandblast and Refinish Exterior Balcony				\$ 100,000		\$ 100,000
Common Area LED Lighting Upgrade				\$ 100,000		\$ 100,000
Water Park Door Replacement Program				\$ 300,000		\$ 300,000
Flexihall Floor Replacement					\$ 300,000	\$ 300,000
Main Floor Washroom Reno - Gender Neutral with Private Stalls					\$ 250,000	\$ 250,000
Westland Arena Dressing Room Upgrades					\$ 100,000	\$ 100,000
Westland Arena Dehumidification and Air Handling Upgrade					\$ 300,000	\$ 300,000
Westland Arena and Curling Rink Slab Upgrade					\$ 3,500,000	\$ 3,500,000
Total Program Cost	\$ 445,000	\$ 1,510,000	\$ 880,000	\$ 900,000	\$ 4,450,000	\$ 8,185,000

Deer Park

	2024	2025	2026	2027	2028	Total
Course Irrigation & Drainage	\$ 257,500	\$ 160,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 767,500
Topdressing and Soil Storage	\$ 15,000					\$ 15,000
Equipment Replacement	\$ 60,000	\$ 60,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 420,000
Seacan Storage	\$ 46,000					\$ 46,000
Pave Overflow Clubhouse Parking		\$ 30,000				\$ 30,000
Fleet & Cart Storage Building			\$ 800,000			\$ 800,000
Driving Range Tee Mats			\$ 30,000			\$ 30,000
Driving Range Netting				\$ 150,000		\$ 150,000
Road Lights					\$ 50,000	\$ 50,000
Total Program Cost	\$ 378,500	\$ 250,000	\$ 1,080,000	\$ 350,000	\$ 250,000	\$ 2,308,500

CITY OF YORKTON
5 Year Capital Plan
Prepared March 18, 2024

Indoor Facilities

	2024	2025	2026	2027	2028	Total
Kinsmen Arena Ice Systems Upgrades	\$ 3,500,000					\$ 3,500,000
Library Meeting & Children's Room Upgrade		\$ 75,000				\$ 75,000
Tourism-Chamber Upgrades			\$ 50,000			\$ 50,000
Kinsmen Arena LED Sign			\$ 150,000			\$ 150,000
Library Flooring Replacement				\$ 150,000		\$ 150,000
Gloria Hayden Court Climbing Facility Investigation				\$ 15,000		\$ 15,000
Gloria Hayden Hardwood Floor Refurbishment					\$ 75,000	\$ 75,000
Indoor Multi Use Facility Feasibility Study					\$ 50,000	\$ 50,000
Indoor Playground					\$ 100,000	\$ 100,000
Gloria Hayden - Roof Replacement			\$ 400,000			\$ 400,000
Godfrey Dean - Roof Replacement				\$ 250,000		\$ 250,000
Library - Roof Replacement	\$ 300,000					\$ 300,000
Total Program Cost	\$ 3,800,000	\$ 75,000	\$ 600,000	\$ 415,000	\$ 225,000	\$ 5,115,000

Parks and Outdoor Facilities

	2024	2025	2026	2027	2028	Total
Broadway & Hwy 9 Beautification - Grass & Trees	\$ 75,000					\$ 75,000
Heritage Heights Tennis & Pickleball Court Improvements	\$ 220,000					\$ 220,000
Lions Diamond Investigation Study - Football Field Feasibility	\$ 30,000					\$ 30,000
Jubilee # 1 Diamond Improvements	\$ 138,000					\$ 138,000
Logan Gree Tree Planting	\$ 30,000					\$ 30,000
Outdoor Rink Ice Shacks	\$ 75,000					\$ 75,000
Pump Bike Track and Basketball Courts (location TBD)	\$ 790,000					\$ 790,000
Parks Annual Allocation		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
Fit-Park (Logan Green)			\$ 150,000			\$ 150,000
Patrick Park Washroom and Shelter			\$ 150,000			\$ 150,000
Heritage Heights Park Washroom and Shelter				\$ 150,000		\$ 150,000
Silver Heights Park Washroom and Shelter				\$ 150,000		\$ 150,000
Knights of Columbus Park Washroom and Shelter					\$ 150,000	\$ 150,000
UPP Park Washroom and Shelter					\$ 150,000	\$ 150,000
Total Program Cost	\$ 1,358,000	\$ 100,000	\$ 400,000	\$ 400,000		\$ 2,658,000

Total Capital (Requiring Funding)	\$ 14,368,500	\$ 18,198,000	\$ 10,893,000	\$ 8,275,000	\$ 18,135,000	\$ 70,269,500
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Total City Capital - 5 Year Plan	\$ 26,188,500	\$ 40,063,000	\$ 53,743,000	\$ 44,075,000	\$ 57,885,000	\$ 222,354,500
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TITLE: Response to the Kinsmen Club of Yorkton's Request for Tax Abatement	DATE OF MEETING: March 18, 2024
	REPORT DATE: March 6, 2024
CLEARANCES:	ATTACHMENTS:
Written by: Ashley Stradeski – Director of Finance Ashley Stradeski	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Michael Eger – Acting City Manager Michael Eger	

BACKGROUND

At the Council meeting of February 26th, the Kinsmen Club of Yorkton appeared before Council and requested tax exemption for their recently acquired property at 66 Park Street. The rationale presented from them included supporting the many community projects and initiatives that they support, with taxes reducing the funds available for donations and community support.

DISCUSSION/ANALYSIS/IMPACT

As per section 235 of *The Cities Act*: “Subject to the other provisions of this Act, taxes are to be levied on all property.” This lays out the groundwork that, for a starting point, all properties are subject to tax. There are numerous exemptions and other clauses in the Act, including section 262(1)(e) which exempts “places of public worship,” which is relevant to this property as it was formerly a church. As such, this property has not been taxable prior to this.

The next and probably most relevant portion of the Act with regards to this request is section 262(3) “A council may exempt any property from taxation in whole or in part with respect to a financial year.” (4) “Subject to section 263, a council may:

- (a) enter into an agreement with the owner or occupant of any property for the purpose of exempting that property from taxation, in whole or in part, for not more than five years; and
- (b) in an agreement entered into pursuant to clause (a), impose any terms and conditions that the council may specify.”

To summarize this, Council may abate taxes for any property if they so choose, and this can be done by bylaw in our annual tax policy bylaw. However, there are many qualitative factors for Council to contemplate on whether they should grant this abatement.

In the past, Administration's recommendation and Council's agreed upon stance has been a consistent "no" to nearly any request for abatement of taxes. The reasons for this are numerous; Council did not want to financially impact the City, there were worries about fairness amongst other deserving groups that haven't come forward, and also that it could set a precedent, to name a few. These are all valid and have given Council the ability to consistently stand by the "no" to most abatement requests.

As it has been awhile since such a request, this may be a good time for Council to decide on the City's stance on this matter going forward. The reasons Council may decide to grant an abatement could be many; there could be a belief that doing so will benefit the overall community (more dollars for not for profits to put to programming), there could be certain initiatives Council wishes to target with support in a more indirect manner such as tax relief, there could be cases where an organization requires financial assistance in a crisis and this could be a way for Council to support them through it.

We are also seeing as a whole that there are many areas in our society that are not getting the support they need from other levels of government. Homelessness, mental health and addictions are things for which the City receives little or no funding for and has no formal jurisdiction over, but which heavily affect our community none the less. Many not for profit groups are stepping up to fill in some of those gaps, and Council may wish to consider supporting them before the problems become larger and ultimately require more support from the City to tackle. When these problems go unaddressed, they tend to ultimately become our responsibility.

Conversely, it will inevitably become difficult for Council to pick and choose which groups to support and which groups not to. Providing support like this to one group will conceivably have the effect of causing more groups to come forward, and Council will not be able to say "yes" to all of them. Are youth sports more deserving of support than mental health? If every not for profit group is supported, taxes will have to be raised to offset the cost.

Council could also look into having a policy in place with criteria set up to help with these decisions, however we would recommend against this as there may be controversial organizations that Council wouldn't otherwise wish to support that may meet the criteria, or even organizations created with the purpose of meeting the criteria just to get tax abatements. Having a policy in place takes away Council's discretion in making these decisions, and these types of decisions should not simply be made on a basis of "checking off all the boxes" but only if Council feels there is a benefit to the community that outweighs the cost.

FINANCIAL IMPLICATIONS

As this property was previously exempt from tax as a church, there is no reduction in taxes the City would receive. However, this property would otherwise become taxable, with an estimated municipal portion of tax of around \$6,000 that the City would have in new revenue should this building continue on and become taxable.

As this is an ad hoc decision to be made by Council, the immediate financial impact is limited to this one property. It is important to note that future decisions may stem from this which could have further financial impact, such as if Council were to begin granting additional exemptions to other groups on other properties.

OPTIONS

1. That Council approve the request for full tax abatement for 66 Park Street for a period of 5 years.
2. That Council deny the request for tax abatement for 66 Park Street.
3. That Council approve a 5-year tax abatement on the improvement portion only of the property at 66 Park Street.
4. That Council approve a 5-year graduated tax abatement for 66 Park Street as follows:
 - First year (2024) – 100%
 - Second Year (2025) – 80%
 - Third Year (2026) – 60%
 - Fourth Year (2027) – 40%
 - Fifth Year (2028) – 20%
5. Other direction as Council deems appropriate.

RECOMMENDATION

None – as per Council direction

TITLE: 2024 Water Main Replacement Program	DATE OF MEETING: March 18, 2023
	REPORT DATE: March 13, 2024, 4:17 PM
CLEARANCES: Rene Richard – Director of Engineering & Asset Management. Rene Richard	ATTACHMENTS: Attachment 1 - 2024 Main Replacement Map
Written by: Aron Hershmiller – Director of Public Works Aron Hershmiller	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Michael Eger – Director of Planning, Building & Development / Acting City Manager Michael Eger	

BACKGROUND

The City is continually evaluating the condition of our assets including our roads & streets, sidewalks and water & sewer infrastructure. These evaluations include the consideration for growth and future demands but also for the replacement of failing infrastructure. Some significant future Capital projects consist of the Wastewater Treatment Plant System Renewal, installation of new distribution water pipe along with additional water storage, sewer pipe relining / replacement, plus water tower and water well improvement projects.

One could argue that water availability and the distribution of safe reliable drinking water is the most critical component to public health and the economic well-being to the City. Our City's vast drinking water system is distributed to users through 155,000 meters of underground piping, that is below ground and therefore out of sight and often overlooked in comparison to other infrastructure such as buildings, streets and sidewalks.

The following tables identify the material and age of water pipe only. Not included is sewer and stormwater piping.

Material Types:

Pipe Material	Length (km)	Percentage
Cast Iron	40.4	26.0 %
Asbestos Cement / Transite	21.3	13.7 %
PVC	90.5	58.2%
Other: HDPE, DI, Steel, Unknown	3.3	2.1%
Totals	155.5	100.0 %

Age of Network:

Age	Length (km)	Percentage
50 + years	39.7	25.6 %
0 – 50 years	115.2	74.1%
Unknown	4.6	0.3%
Totals	155.5	100

DISCUSSION/ANALYSIS/IMPACT

The City's 2024 water main replacement program is scheduled to replace 370 meters of 150 mm (6 inch) Asbestos Cement (AC) or also referred to as transite pipe on McBurney Drive from McNeil Crescent to Matheson Crescent. * See the attached map for further clarity.

Since its original installation in 1976, this section of water main has experienced 7 breaks, many of which were classified as service leaks and stress cracks indicating pipe integrity is compromised. Transite pipe was widely-used in many underground systems from the 1950's to the 1980's and has an estimated life expectancy of 65 years or longer. We are seeing our 60's and 70's era infrastructure failing at a staggering rate, but in reality it is reaching its expected end of life. We're not alone and municipalities across North America are all facing major infrastructure replacement over the next 10-30 years as this infrastructure is now reaching its expected end of life.

The objective of the City's water main replacement programs is to reduce service disruption risks to residents and businesses, thus improving the health of the distribution system, while reducing operating repair costs. The most important factor used to quantify the condition and occurrences of failing underground pipe networks is water main break frequency. Water main break frequency can vary year to year and even seasonally. Break rates tell a compelling story which can aid in asset management decision making as it relates to defining pipe criticality and costs of repairing our underground water pipes. The City of Yorkton currently uses water main break frequency as the most heavily weighted factor to determine which water mains are scheduled for replacement. Pipes with the highest number of breaks per 500 meter sections are prioritized. If two water mains have the same break frequency the larger diameter and/or larger user group takes precedence.

With the amount of water breaks identified, the condition of the water pipe, plus the condition and need to replace service connections, hydrants, reline the sewer line plus the need to replace curbing, sidewalk and repave the road surface, this area proved the top of our list for full reconstruction replacement. This year's project also intends to install new water and sewer service connections from the main to property lines.

Water Break History (City of Yorkton):

Year	Service Connection Leaks	Water Main Breaks	Total Breaks
2019	31	33	64
2020	24	30	54
2021	8	43	51
2022	22	49	71
2023	12	40	52

The cost for replacement continues to rise but the cost to fix breaks equates to approximately five times greater when calculated on a lineal meter basis. With approximately 155,000 lineal meters of water pipe within our network and at an approximate replacement cost of \$2,500/ meter, this equates to a total replacement value of approximately \$390 million in today's dollars. To be clear that's not including sewer or storm pipe and then when we add on the curbing, sidewalks and road surfaces this value becomes staggering.

The watermain (undergrounds portion) of the replacement budget for 2024 totals \$1,213,791 which is made up of \$881,013.00 in water replacement and \$332,778.00 in the sewer replacement budget. We must continue to significantly increase this figure, as we currently have over 39,000 meters of water pipe over 50 years old that will need to be replaced in the foreseeable future. This year's budget will allow us to replace 370 meters of infrastructure. If we only look at the 39,000 meters over 50 years old and divide that by 370m, this would suggest that we would be able to replace that infrastructure within the next 105 years at today's pricing. This number will have to be increased along with our road and sidewalk surface replacement budgets to coincide with replacement programs. Looking at the numbers even further, if we take our entire water system of 155,000 meters and divide that by 370m, the numbers suggest a 1:418 year replacement program when including this pricing /expenses. Again we're not alone as many municipalities in North America are facing similarities. Moving forward, we will rely on our municipal elected officials to help influence and lobby the provincial and federal governments to provide short and long term infrastructure funding support for the city.

FINANCIAL IMPLICATIONS

The 2024 Water Main Replacement tender was advertised on SaskTenders and the City website (Bidding) and closed on March 5, 2024. The scope of work for this project includes water main replacement, service replacements up to homeowners' property lines, adjacent stormwater replacements, and roadway improvements. We received two bids from contractors who have recently been awarded contracts in the city. Castle Oilfield Construction Ltd. previously completed the work and tie in of the water line to the Deer Park Clubhouse, and G. Ungar Construction Ltd. currently has the contract on York Road reconstruction. See the tender results in the table below.

Bidders	Bid Amount \$
G. Ungar Construction Ltd.	\$1,996,432.33 (Plus taxes)
Castle Oilfield Construction Ltd.	\$3,095,757.50 (Plus taxes)
Additional expenses:	
Taxes, Contingency, Engineering Services, Material Testing	\$718,715.64
Total projected expenses	\$2,715,147.97

Sources of Funding:

2024 Water Main - \$881,013.00

2024 Sanitary Sewer Replacement - \$332,778.00

Water General reserves - \$451,356.97

2024 Streets Overlay and Trench Repair Program - \$800,000.00

2024 Curb & Sidewalk Maintenance - \$250,000.00

Total - \$2,715,147.97

The above mentioned funding sources would fully exhaust the 2024 water / sewer replacement budgets, plus deplete a large portion of the curb, sidewalk, street and lane maintenance budgets for 2024, but still leave some operational funding for other maintenance projects.

COMMUNICATION PLAN/PUBLIC NOTICE

With Council's direction to proceed, the city will award the contract and advise impacted residents plus advertise the project on the city's website and social media platforms. The Contractor is required to advise impacted residents a minimum of three weeks prior to the start of the project. The contractor is also responsible to notify the residents via letter of dates for temporary water supply installation. Further, the Contractor is also responsible for making arrangements with residents and OSS for garbage collection and PHEP for recycling collection. Completion date deadline for the contract is September 30th, 2024.

STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)

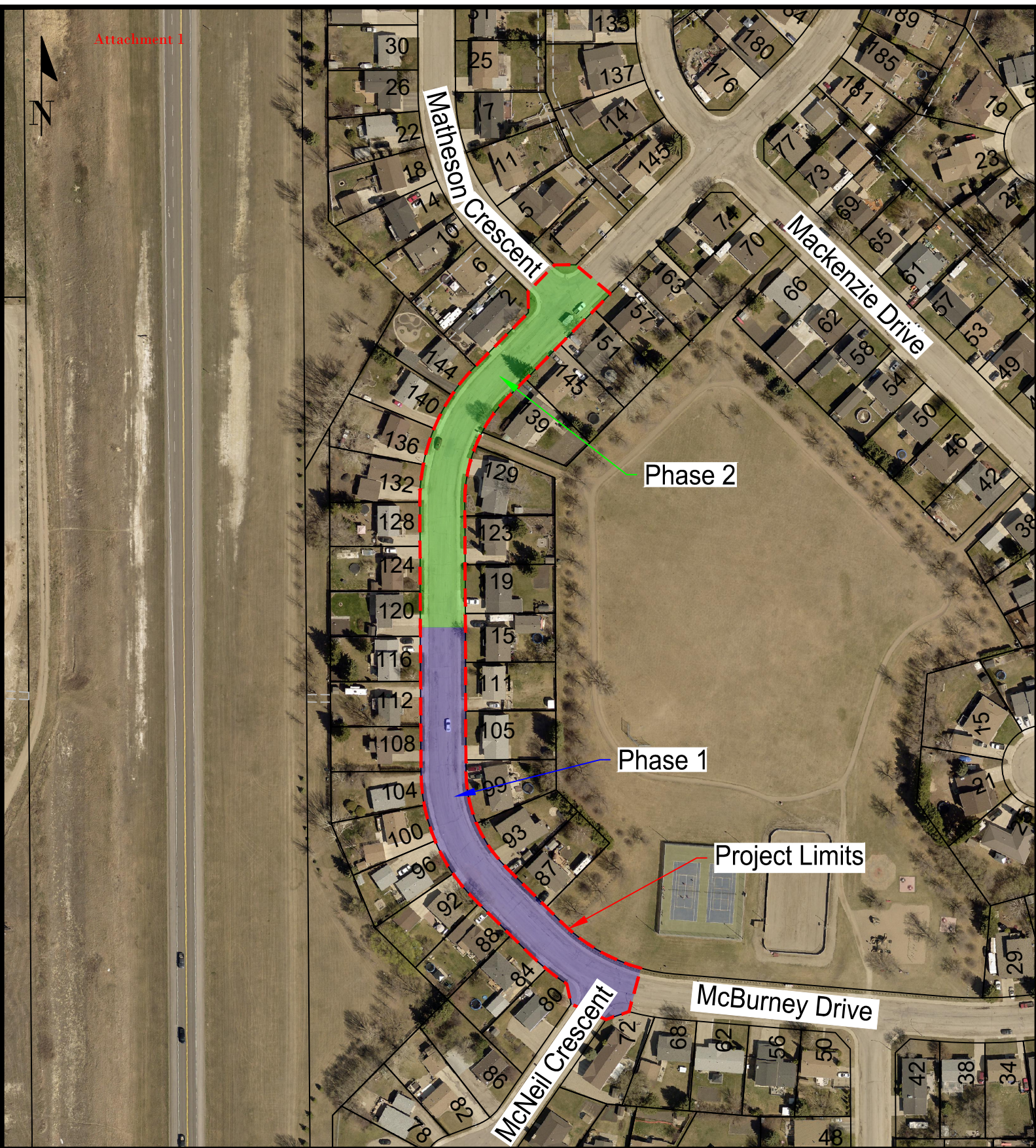
The city (Engineering / Asset Management, PW and Enviro Services) are working to update our Waterworks Master Plan over the next couple of years. This will aid in the development of a long term infrastructure plan that includes Water, Sewer, Roads / Streets Sidewalks etc. to better help guide City Council and city departments with future decisions. Infrastructure projects are continually discussed with the Environmental Committee, and the committee has always supported needed improvements to the water /sewer system.

OPTIONS & RECOMMENDATION

1. Award the 2024 Water Main Replacement Program tender to G. Ungar Construction Ltd. for \$1,996,432.33 (plus applicable taxes), and further authorize the Mayor and City Clerk to execute the contract.
2. That Council direct Administration as they deem appropriate.

RECOMMENDATIONS:

1. **That Council approve and award the 2024 Water Main Replacement Program tender to G. Ungar Construction Ltd. for \$1,996,432.33 (plus applicable taxes) and further authorize the Mayor and City Clerk to execute the contract.**



SHEET	OF
DRAWING NUMBER	
SCALE	NTS
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CHECKED	
DATE - (YYYY-MM-DD)	2019-02-25

2024 Watermain Replacement

NOTES:



City of Yorkton

FILE NAME
2024 watermain replacement council report.dwg

TITLE: Parkland Outdoor Show & Expo Support Request Response	DATE OF MEETING: March 18, 2024
	REPORT DATE: March 13, 2024 11:31 AM
CLEARANCES:	ATTACHMENTS: 1. 2024 POSE Rental Summary
Written by: Taylor Morrison, Director of Recreation & Community Services <p style="text-align: center;">Taylor Morrison</p>	
Reviewed by: Jessica Matsalla, City Clerk <p style="text-align: center;">Jessica Matsalla</p>	
Approved by: Michael Eger, Director of Planning, Building & Development / Acting City Manager <p style="text-align: center;">Michael Eger</p>	

BACKGROUND

At the February 26, 2024 Regular Meeting of City Council, the Parkland Outdoor Show & Expo (POSE) Committee presented a request to waive all or a portion of the rentals costs for a concert planned as part of the Outdoor Show event being held at the Gallagher Centre April 26-28, 2024. Direction from Council was to refer the request to Administration to bring a report back to Council with funding options for consideration.

DISCUSSION/ANALYSIS/IMPACT

As noted in the Parkland Outdoor Show & Expo's request, the event committee has partnered with Dauphin Country Fest to host a Friday night kick-off concert in the Westland Arena. The Gallagher Centre has committed to hosting the concert in the arena, and had adjusted spring ice availability by one week to accommodate the request, and has communicated the change to regular spring ice user groups. The last day for spring skating will be April 19, allowing time to remove the ice and prep the facility for the concert, in addition to the other setup needs for the Outdoor Show throughout the Gallagher Centre.

FINANCIAL IMPLICATIONS

Spring ice usage and potential revenue has been impacted by the adjustment to the ice availability. At the time of the initial concert the only confirmed ice rentals were with Skate Yorkton, which totaled \$3,430.00. It was anticipated that additional ice bookings would have come in for this time frame as users and teams begin to plan for spring ice training. The average revenue for the final week of spring ice usage over the past three years is approximately \$5,300.00, which we would have expected to reach based on prior year's usage and anticipated booking requests.

In lieu of the impact the concert had to the booked figure skating ice times, the Outdoor Show committee has provided a \$1,000.00 donation to Skate Yorkton.

The overall rental costs for the Parkland Outdoor Show & Expo at the Gallagher Centre for 2024 are approximately \$31,500.00, before taxes, and not including any catering costs. A summary of facility rental costs has been provided as Attachment 1 to the report. The Gallagher Centre has also purchased a \$2,000.00 sponsorship for the event which will be applied as a reduction to the final event invoice.

Included in the facility rental charges is \$9,630.25 in charges related to the Friday night concert which is comprised of:

- Thursday setup day rent: \$2,091.50
- Friday event day rent: \$2,788.75
- Arena glass removal: \$3,415.00
- Stage rental: \$360.00
- Numbered floor seats: \$975.00
- \$9,630.25

The Outdoor Show committee intends to operate a beer garden area during the concert. Corkage bar fees of \$7.00 per ticket sold and complimented will be applied to the final invoice, of which the City will receive 17% commission on. The Outdoor Show is planning the concert with a maximum of 1,353 tickets, which would equate \$1,610.07 in commission revenue to the City, on top of the facility rental costs previously mentioned, if the concert is sold out.

Council could reasonably expect similar requests from other users and event promoters or organizers, as the Gallagher Centre hosts several large community events annually. Approving one request may lead to expectations in the future or set a possible precedent facility rentals and events. In the past, Administration's stance on requests for significant fee relief has been "no", as waiving fees impacts the Gallagher Centre's bottom line leading to additional support from the tax base to cover budget shortfalls. This is why Administration generally sponsors events, which in the Gallagher Centre's case comes from the facility's advertising budget to offset the sponsorship's impact to event revenue.

A few options exist should Council wish to support the Parkland Outdoor Show & Expo by adjusting rentals fees for the concert. Council could waive all of the rental fees and extra charges associated to the Westland Arena. Alternatively, fees could be waived up to the amount equal of what would normally be received from ice rentals during that last week of spring ice, either of which would result in less revenue being collected by the Gallagher Centre. If Council wished to maintain the Gallagher Centre revenues as whole, they could sponsor all, or a portion of the concert rental rates, with that cost coming from the Council Grants and Donations budget.

OPTIONS

1. That Council sponsor:
 - a. The full costs of the Westland Arena rental costs for the Outdoor Show concert at an amount of \$9,630.25 charged to the Council Grant and Donation budget.
 - b. A portion of the Westland Arena rental costs for the Outdoor Show concert at an amount of \$4,330.25 charged to the Council Grant and Donation budget, leaving \$5,300.00 to be covered by the event.
 - c. A portion of the Westland Arena rental costs for the Outdoor Show concert at an amount to be decided by Council and charged to the Council Grant and Donation budget.
2. That Council waive:
 - a. The full costs of the Westland Arena rental costs for the Outdoor Show concert at an amount of \$9,630.25.
 - b. A portion of the Westland Arena rental costs for the Outdoor Show concert at an amount of \$4,330.25, leaving \$5,300.00 to be covered by the event.
 - c. A portion of the Westland Arena rental for the Outdoor Show concert at an amount to be decided by Council.
3. That Council not sponsor or waive any fees related to the Westland Arena rental costs for the Outdoor Show concert.
4. Other direction as provided by Council.

RECOMMENDATION

None – As per Council direction.

Rental Summary
Parkland Outdoor Show & Expo
April 25 - 28, 2024

FACILITY	FEE	RATE
Thursday April 25 - Set Up Day		
Curling Rink	Setup Day Rental	\$ 1,563.75
Flexihall	Setup Day Rental	\$ 1,852.50
Westland Arena	Setup Day Rental	\$ 2,091.50
Friday April 26 - Set Up Day		
Ag Pavilion	Setup Day Rental	\$ 1,037.00
Curling Rink	Setup Day Rental	\$ 1,563.75
Flexihall	Setup Day Rental	\$ 1,852.50
Ravine Room	Partial Day Rental	\$ 164.00
Westland Arena	Concert Rental	\$ 2,788.75
Saturday April 27 - POSE Day 1		
Ag Pavilion	Daily Rental	\$ 1,382.50
Curling Rink	Daily Rental	\$ 2,085.00
Flexihall	Daily Rental	\$ 2,470.00
Ravine Room	Daily Rental	\$ 218.50
Sunday April 27 - POSE Day 2 & Teardown		
Ag Pavilion	Daily Rental	\$ 1,382.50
Curling Rink	Daily Rental	\$ 2,085.00
Flexihall	Daily Rental	\$ 2,470.00
Ravine Room	Daily Rental	\$ 218.50
Event Extras		
Audio/Video		\$ 125.00
General (tables, chairs, power)		\$ 2,043.00
Miscellaneous (Glass removal, stage rental)		\$ 3,565.00
Security		\$ 540.00
SUBTOTAL ESTIMATE		\$ 31,498.75
Less Gallagher Centre Sponsorship		\$ (2,000.00)
TOTAL RENTAL ESTIMATE		\$ 29,498.75

Not included in this summary are any catering charges or applicable taxes.

2023 Event Total Costs = \$22,435.90

2022 Event Total Costs = \$19,137.95

NOTICE OF MOTION

Date: March 7, 2024

Memorandum to: Yorkton City Council

From: Councillor Randy Goulden

Re: Call for federal commitment in infrastructure through a sustainable Municipal Growth Framework

As Canada experiences record population growth, an intensifying housing and homelessness crisis and a soaring cost of living, the need for sustainable solutions is increasingly urgent.

Life is harder than it should be in Canada. Cities and communities that support our quality of life with the services and infrastructure they provide are facing a debilitating infrastructure funding gap precisely when our residents need support the most.

The conclusion of the 10-year Investing in Canada Infrastructure Program and the lack of follow-on programs has left communities vulnerable. There is no sign of a new infrastructure plan, let alone one that enables the growth and corresponding housing development that is being targeted nationally.

The delay of initiatives like the Permanent Public Transit Fund, set to start only in 2026, and the ongoing renegotiation and new added uncertainty of the Canada Community-Building Fund, which communities rely on to fund core infrastructure, directly affects Canadians. It stalls progress on efficient transit systems, well-maintained community spaces and access to affordable and accessible housing.

These widening gaps in programs for the services Canadians need are alarming, especially in the context of rapid growth and the essential infrastructure needed to support swift action in housing development.

Despite promises made at the FCM's Annual Conference last June, where the Prime Minister committed to a new federal-provincial-territorial infrastructure plan by Fall 2023, Canadians are still waiting.

The absence of a comprehensive plan brings uncertainty to the lives of individuals, particularly those searching for affordable housing. We need a housing and homelessness plan now, but for it to be successful the focus must extend beyond new housing units to include the infrastructure required to service these units and encompass a renewed commitment to invest in complete neighborhoods with robust public services.

It's not just about bricks and mortar, pavement, and water systems. Fundamentally, it's about the daily experiences, struggles, and goals of individuals and families across the country, especially when it comes to securing a place to call home.

Efficient transportation, inclusive communities and well-maintained core infrastructure are integral components of a successful housing strategy.

Therefore I would move and ask for Council's support on the following motion:

WHEREAS, Canada is experiencing record population growth, having welcomed 1.25 million new Canadians last year alone; and

WHEREAS, According to the Canada Mortgage and Housing Corporation (CMHC) we need to build at least 3.5 million additional homes by 2030, and municipalities need to build or expand the infrastructure to accommodate this growth; and

WHEREAS, FCM has estimated that the cost of the municipal infrastructure required support housing development is, on average, in the range of \$107,000 per unit; and

WHEREAS, According to Statistics Canada the cost of upgrade existing municipal infrastructure so that it is in a state of good repair is in the range of \$170 billion; and

WHEREAS, Non-residential construction price inflation has risen by 29% since the end of 2020 and municipalities are facing soaring costs for infrastructure project without a corresponding growth in revenue; and

WHEREAS, Unlike federal and provincial revenue, municipal tax revenue has not increased in recent years along with inflation, economic growth or population growth; and

WHEREAS, Municipalities are facing a gap in federal infrastructure funding as the 10-year Investing in Canada Infrastructure Program has come to an end, the Canada Community-Building Fund is being renegotiated and the Permanent Public Transit Fund is set to start in 2026;

WHEREAS, The Canada Community-Building Fund (CCBF), which was formerly known as the federal Gas Tax Fund, provides more than \$2 billion in annual capital funding directly to municipalities through a predictable allocation mechanism, and municipalities of all sizes use the CCBF to deliver direct results for Canadians by building and renewing critical core public infrastructure, including water infrastructure, local roads, public transit and community, and cultural and recreational facilities; now therefore be it

RESOLVED, That the federal government work with agreement signatories and municipalities to maintain the CCBF as a source of direct, predictable, long-term funding for local infrastructure priorities; and be it further

RESOLVED, That the federal government commit, in Budget 2024, to the next generation of infrastructure programs, including a new program for water and wastewater infrastructure and an increase to the Disaster Mitigation and Adaptation Fund; and be it further

RESOLVED, That the federal government convene provinces, territories and municipalities to negotiate a “Municipal Growth Framework” to modernize the way that municipalities are funded in order to enable Canada’s long-term growth.

OPTIONS:

- 1. Support Councillor Goulden’s motion.**
- 2. Other Direction as per Council.**

Respectfully,
Randy Goulden

Councillor Randy Goulden

Enclosure (FCM - Municipal Growth Framework Backgrounder)

FCM MUNICIPAL GROWTH FRAMEWORK

Backgrounder



► An outdated fiscal framework

Canada's population is growing—and that's a good thing. But as the country surpasses 40 million, the challenges facing Canada—including housing and homelessness, mental health, protecting our communities from the impacts of climate change, community safety and renewing core infrastructure—are more pressing than ever.

Municipalities are rising to the challenge with leadership and innovation but are constrained by an **outdated fiscal framework** that was never designed for the realities of 2023.

In May 2023, FCM's membership adopted a resolution calling for a new Municipal Growth Framework that would equip local governments with sources of revenue that grow along with the economy and the national population—ensuring that municipalities can accommodate population growth and continue to help solve Canada's biggest national challenges in every community.

If we want to successfully meet our nation's growth objectives and build a country that is more affordable, sustainable and prosperous, we must realize a new framework that helps redefine how we engage across orders of government—and we must take action now.

► The root of the problem: Overreliance on the property tax

Municipalities generally rely on three sources of revenue:

- **TAXES (54%),**
- **INTERGOVERNMENTAL GRANTS (21%),**
- **AND OTHER OWN-SOURCE REVENUE (25%)**
such as income and rents from properties and fees from licensing and administrative services.

Property taxes generally account for around half of all municipal revenue and nearly 90% of revenue from taxation. In Quebec and Atlantic Canada, municipalities rely on property taxes for over 95% of taxation revenue. In some provinces, municipalities collect an increased

share of alternatives to property taxes, such as developer charges, user fees, excise taxes and revenue from resource development. However, these sources rarely exceed more than 20% of tax-based revenue and are decreasing in some provinces.

Municipal ability to collect own-source revenue is limited by provincial legislative frameworks that reduce taxation options and prohibit many forms of deficit financing. As a result, municipalities are heavily reliant on grants and transfers from the federal government and provincial and territorial governments.

Local governments have been receiving an ever-decreasing share of the Canadian tax dollars since 1990.

Traditional sources of municipal revenue have remained largely stagnant when adjusted for inflation and, in some cases, fallen in real economic terms. For example, the year-over-year growth in municipal property tax revenue has been negative when adjusted for inflation (an annualized rate of -1.1% between 2016 and 2021), while the revenue from general taxes on goods and services has grown over the same period (at an annualized rate of 3.5% in real terms).

Municipalities do not benefit directly from taxes on goods and services, incomes and capital gains.

With municipal budgets impacted by inflation, municipalities are being asked to do more to address the housing crisis and other challenges and do not share in the revenue growth that provincial, territorial and federal governments receive. The lack of growth-oriented revenue sources means local governments have been receiving an ever-decreasing share of the Canadian tax dollar since 1990. This also means that municipalities do not directly benefit from the action they take to stimulate local and regional economic development.



Since 2016, inflation-adjusted sales and income tax revenue has increased 3.5% per year while municipal property tax revenue has decreased by 1.1% per year.

► About FCM

FCM is the national voice for Canada's local governments. We unite more than 2,000 cities and communities of all sizes, from big cities to rural and northern communities, as well as provincial and territorial municipal associations. Together we represent more than 92 percent of Canadians. That gives us an unparalleled ability to convene Canada's on-the-ground leaders, and to help design and deliver initiatives that build better lives for Canadians.

► Towards a new Municipal Growth Framework

FCM is assessing different options for new or expanded sources of municipal revenue that, together, would create a Municipal Growth Framework. This assessment includes:

1. Maximizing existing municipal tools,
2. Granting new revenue tools to municipalities,
3. Enhancing existing federal or provincial-territorial transfers and/or
4. Creating new federal or provincial/territorial transfers.

FCM is now consulting with municipalities, provincial and territorial municipal associations, the federal government, and a wide range of stakeholders from business, labour and civil society on the key principles that a municipal growth framework should conform to. The following three objectives are important components of a Municipal Growth Framework:

1. Municipal revenue is better connected to economic growth and national population growth.
2. Municipalities should have revenue tools that support the full range of services they provide, including capital and operating expenditures.
3. Existing tax revenue being more fairly distributed between orders of government relative to expenditures and service delivery mandates.

FCM is also assessing revenue options based on which could best address the largest cost drivers and priority policy areas, including:

- **Infrastructure**, including the repair and rehabilitation of existing assets and investment in new infrastructure to support **housing development** and growth.
- **Public transit**, including both capital and operating needs.
- **Public safety**, including emergency protective services (police, fire, paramedic), mental health, substance use and new frontline healthcare and public safety service delivery models
- **Homelessness**, including emergency shelters and supportive housing that integrate wrap-around health and social services.
- **Climate change**, including adapting to the impacts of climate change and transitioning to net-zero GHG emissions.
- **Economic development**, including investment attraction, tourism and destination marketing, and downtown/Mainstreet redevelopment.

Learn more about this historic drive for a
Municipal Growth Framework



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